

# Arunis Abode Limited

CIN : L70100GJ1994PLC021759



Regd. Office : Desai House, S.No. 2523, Coastal highway, Umersadi, Killa Pardi, Dist. Valsad - 396125, Gujarat. Mob.: +91 70456 77788 Website: www.arunis.co

Corp. Office : 501, Flyedge - FP No 765, TPS 111, JN Off SV Road and Kora Kendra Road, Borivali (W) Mumbai- 400092. Mob.: +91 9167869000 Email : corporate@arunis.co

**Date: 28-08-2024**

To,  
**The Manager - Corporate Service Department**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400001.

**Scrip Code: 526935**

**Sub: Regulation 30 and 34 of SEBI (LODR) Regulations, 2015 - Submission of Notice of 30<sup>th</sup> Annual General Meeting and 30<sup>th</sup> Annual Report of the Company for the financial year 2023- 2024**

Dear Sir/Madam,

Pursuant to Regulations 30 and 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), please find enclosed herewith the copy of the Notice of the 30<sup>th</sup> Annual General Meeting (AGM) and the Annual Report of the Company for the financial year ended 31<sup>st</sup> March 2024 including the Audited Financial Statements for the financial year ended 31<sup>st</sup> March 2024 ("Annual Report") which is being sent only through electronic mode to the Members of the Company whose email addresses are registered with the Company/Company's Registrar and Share Transfer Agent / Depository Participant(s). The Notice of the 30<sup>th</sup> AGM and the Annual Report are also being uploaded on the website of the Company at [www.arunis.co](http://www.arunis.co).

Pursuant to the provisions of Section 91 of the Companies Act, 2013 and Regulation 42 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Register of Members and the Share Transfer books of the Company will remain closed from Thursday, 12<sup>th</sup> September 2024 to Wednesday, 18<sup>th</sup> September 2024 (both days inclusive) for the purpose of the ensuing 30<sup>th</sup> AGM.

The remote e-voting shall commence on Saturday, 14<sup>th</sup> September 2024 at 9.00 A.M. (IST) and shall end on Tuesday, 17<sup>th</sup> September 2024 at 5.00 P.M. (IST).

The cut-off date for the purpose of determining the eligibility of members for e-voting and attending the AGM has been fixed as Wednesday, 11<sup>th</sup> September 2024.

We request you to take the afore-mentioned information in record and oblige.

Thanking you,

Yours sincerely,

**FOR ARUNIS ABODE LIMITED**

**Garima Mandhania**  
**Company Secretary & Compliance Officer**  
**M. No.- A62347**



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**ARUNIS ABODE LIMITED**

**30<sup>TH</sup> ANNUAL REPORT**

**2023-2024**

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<b>BOARD OF DIRECTORS</b>	
Dhara Deniis Desai (DIN: 02926512)	Chairperson & Managing Director
Leena Manish Desai (DIN: 08028345)	Independent Director
Megha Sultania (DIN: 08739417)	Independent Director
Deniis Desai (DIN: 02904192)	Additional Director (w.e.f. 26/03/2024)
Chirag Jitendra Shah	Director (Up to 26/03/2024)

<b>KEY MANAGERIAL PERSONNEL</b>	
Heena Banwari Lal Gupta	Chief Financial Officer
Garima Mandhanian	Company Secretary (w.e.f. 10/05/2023)
Hirak Patel	Company Secretary (Up to 09/05/2023)

<b>COMMITTEES OF THE BOARD OF DIRECTORS</b>	
<p><b><u>Audit Committee</u></b>  Megha Sultania – Chairperson  Leena Manish Desai – Member  Dhara Deniis Desai - Member</p>	<p><b><u>Nomination &amp; Remuneration Committee</u></b>  Chirag Jitendra Shah – Chairperson (Up to 26/03/2024)  Leena Manish Desai - Member  Megha Sultania - Member</p>
<p><b><u>Stakeholders Relationship Committee</u></b>  Chirag Jitendra Shah – Chairperson (up to 26/03/2024)  Leena Manish Desai - Member  Megha Sultania - Member</p>	

<b>AUDITORS</b>		
A R P A N & Associates LLP (Formerly A Yadav & Associates) Chartered Accountants Statutory Auditors	Bhavesh Chheda & Associates Company Secretaries Secretarial Auditors	M P P S & Co. Chartered Accountants Internal Auditor

<b>REGISTERED OFFICE</b>	<b>CORPORATE OFFICE</b>
Desai House, Survey No. 2523, Coastal Highway, Umersadi, Killa Pardi Valsad, Gujarat 396125, India Phone: +91 70456 77788 E-mail: <a href="mailto:corporate@arunis.co">corporate@arunis.co</a> Website: <a href="http://www.arunis.co">www.arunis.co</a>	Office no. 501, FP No. 765, TPS 111, JN, Off SV Road and Kora Kendra Road, Borivali West, Mumbai 400092, Maharashtra, India Phone: +91 91678 69000 E-mail: <a href="mailto:corporate@arunis.co">corporate@arunis.co</a> Website: <a href="http://www.arunis.co">www.arunis.co</a>

<b>REGISTRAR AND SHARE TRANSFER AGENTS</b>
Link Intime India Private Limited, C 101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai: 400083, Maharashtra Tel. No.: 022 - 49186270 Fax No.: 022 - 49186060 Email: <a href="mailto:rnt.helpdesk@linkintime.co.in">rnt.helpdesk@linkintime.co.in</a> / <a href="mailto:ganapati.haligouda@linkintime.co.in">ganapati.haligouda@linkintime.co.in</a> Website: <a href="http://www.linkintime.co.in/">http://www.linkintime.co.in/</a>

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**NOTICE OF 30<sup>TH</sup> ANNUAL GENERAL MEETING**

Notice is hereby given that the Thirtieth (30<sup>th</sup>) Annual General Meeting (“AGM”) of the members of Arunis Abode Limited will be held on Wednesday, 18<sup>th</sup> September 2024 at 04:30 P.M. through Video Conferencing (“VC”) Other Audio-Visual Means (“OAVM”) without the physical presence of members at a common venue to transact the businesses mentioned below:

**ORDINARY BUSINESS:**

1. **To receive, consider and adopt (a) the Standalone Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2024 together with the reports of the Board of Directors and Auditors thereon; and (b) the Consolidated Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2024 together with the report of Auditors’ thereon and in this regard, if thought fit, pass the following resolution as an Ordinary Resolutions:**

- (a) **“RESOLVED THAT** the Standalone Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2024 together with the reports of the Board of Directors’ and Auditors’ thereon be and are hereby received, considered and adopted.”
- (b) **“RESOLVED THAT** the Consolidated Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2024 together with the report of Auditors’ thereon be and are hereby received, considered and adopted.”

2. **To appoint a director in place of Mrs. Dhara Desai (DIN: 02926512) who retires by rotation and being eligible, offers herself for re-appointment as Director and in this regard, if thought fit, to pass the following resolution as an Ordinary Resolution:**

**“RESOLVED THAT** pursuant to the provisions of Section 152 of the Companies Act, 2013, Mrs. Dhara Desai (DIN: 02926512), Director of the Company, who retires by rotation at this meeting, being eligible has offered herself for re-appointment, be and is hereby re-appointed as the Director of the Company whose period of office shall be liable to determination by retirement of Directors by rotations.”

3. **To appoint the Auditor and reappointment of the Statutory Auditor of the Company:**

**“RESOLVED THAT** pursuant to provisions of Section 139, 142 and other applicable provisions of the Companies Act, 2013, if any, read with the Companies (Audit & Auditors) Rules, 2014, including any statutory enactment or modification thereof, the members be and hereby approves the appointment/re-appointment of M/s. B.R. Pancholi & Co, Chartered Accountants (Firm Registration No. with the Institute of Chartered Accountants of India 107285W) as the Statutory Auditors of the Company and to hold the office for a term of Five years from Financial Year 2024-2025 till the conclusion of Financial Year 2028-2029, on such remuneration including out of pocket expenses and other expenses as may be mutually agreed by and between the Board of Directors and the Auditor;

**RESOLVED FURTHER THAT** any of the Directors of the Company be and is hereby authorized to do all such acts, deeds and things and execute all documents and writings, as it may in its absolute discretion deem necessary or incidental, and pay such fees and incur such expenses in relation thereto as it may deem appropriate.”

**SPECIAL BUSINESS:**

**To appoint Mr. Deniis Desai as a Director of the Company and in this regard if thought fit, to pass the following resolution as an Ordinary Resolution:**

**“RESOLVED THAT** Mr. Deniis Desai (DIN: 02904192) who was appointed as an Additional Director of the Company w.e.f., 26<sup>th</sup> March, 2024 pursuant to the provisions of Section 161 of the Companies Act, 2013, read with Companies (Appointment and Qualification of Directors) Rules, 2014 and in accordance with the provisions of the Articles of Association of the Company and who holds office up to the date of this Annual General Meeting

and being eligible, offered himself for appointment and in respect of whom the Company has received a notice in writing from a member as required under Section 160 of the Companies Act, 2013, proposing his candidature for the office of Director, be and is hereby appointed as a Director of the Company, who shall be liable to retire by rotation.

**RESOLVED FURTHER THAT** the Board of Directors of the Company be and is hereby authorized to do all such acts, deeds, matters and things as may be necessary to give effect to this resolution.”

**For Arunis Abode Limited**

**Garima Mandhania**

Company Secretary and Compliance Officer

Membership No.: A62347

Place: Mumbai

Date: 09.08.2024

**Notes:**

1. The Ministry of Corporate Affairs (“MCA”) has vide its General Circular No. 20/2020 dated May 5, 2020 read with General Circular No. 14/2020 dated April 8, 2020, General Circular No. 17/2020 dated April 13, 2020, General Circular no. 02/2021 dated January 13, 2021, General Circular no. 10/2022 dated December 28, 2022 and General Circular No. 09/2023 dated 25 September, 2023 (collectively referred to as “MCA Circulars”) read together with relevant circulars issued by the Securities and Exchange Board of India (“SEBI”) (collectively referred to as “SEBI Circulars”) wherein the Companies are permitted to holding the Annual General Meeting (“AGM”) through Video Conferencing (VC)/ Other Audio-Visual Means (OAVM), without the physical presence of the Members at a common venue. Accordingly, in compliance with the provisions of the Act, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”) and MCA Circulars, the 30th AGM of the Company is being held through VC/OAVM. Hence, members can participate in the AGM through VC/OAVM only.
2. The Statement pursuant to Section 102 of the Act, 2013 in respect of Special Business is annexed hereto and forms part of this notice. All relevant documents referred to in the Explanatory Statement shall be open for inspection at the Registered Office/Corporate Office of the Company on all working days between 11.00 Hours IST to 17.00 Hours IST except Saturdays, Sundays, and public holidays up to the last date of this AGM.
3. Generally, a member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote on a poll instead of himself and the proxy need not be a member of the Company. Since this AGM is being held through VC / OAVM pursuant to the MCA Circulars, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence, the Proxy Form and Attendance Slip are not annexed hereto. Since the AGM will be held through VC / OAVM, the route map of the venue of the Meeting is not annexed hereto.
4. Participation of members through VC/OAVM will be reckoned for the purpose of a quorum for the AGM as per Section 103 of the Act.
5. The register of directors and key managerial personnel (KMP) and their shareholding, maintained under Section 170 of the Act, and the register of contracts or arrangements in which the directors are interested, maintained under Section 189 of the Act, will be available electronically for inspection by the members during the AGM. All documents referred to in the Notice will also be available for electronic inspection without any fee from the date

of circulation of this Notice up to the date of AGM. Members seeking to inspect such documents can send an email to [corporate@arunis.co](mailto:corporate@arunis.co).

6. In accordance with the Secretarial Standard -2 on the General Meetings issued by the Institute of Company Secretaries of India (“ICSI”) read with Guidance/Clarification issued by ICSI, the proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company. Keeping in view the members are requested to attend the AGM from their respective locations through VC/OAVM.
7. Details of Directors retiring by rotation / seeking re-appointment at this Meeting are provided in the “Annexure” to the Notice.
8. Members seeking any information with regard to the accounts are requested to write to the Company at least 10 days before the meeting so as to enable the management to keep the information ready.
9. Members may please note that the SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD\_ RTAMB/P/CIR/2022/8 dated 25<sup>th</sup> January, 2022 has mandated the listed companies to issue the securities in dematerialized form only while processing the service requests viz. issue of duplicate securities certificate, claim from Unclaimed Suspense Account, renewal/exchange of securities certificate, endorsement, sub-division/splitting of securities certificate, consolidation of securities certificates/folios, transmission and transposition received from the shareholder/claimant. The relevant forms can be obtained from the Company or RTA. Accordingly, members are requested to make service requests by submitting duly filled and signed Form ISR-4. It may be noted that any service request can be processed only after the folio is KYC compliant. Upon receipt of service request(s) from shareholder/claimant, the RTA of the Company shall verify and process the said request, and after removing objections, if any, intimate the shareholder/claimant about its execution/issuance of new certificate, as may be applicable. The RTA shall retain the physical Share Certificate with them and shall issue ‘Letter of Confirmation’ to the shareholder/claimant in lieu of physical share certificate(s). The shareholder/claimant shall lodge a request for dematerialization of shares along with the original Letter of Confirmation received from RTA within 120 days (One Hundred and Twenty days) of issue of the Letter of Confirmation to his Depository Participant (DP). In case the shareholder/claimant fails to submit the demat request within the aforesaid period, the Company shall credit shares to Suspense Escrow Demat Account of the Company opened for the said purpose.
10. The SEBI has mandated the submission of PAN by every participant in securities market. Members holding shares in electronic form are therefore requested to submit their PAN details to their respective Depository Participants with whom they are maintaining their demat account(s). Further, the SEBI has mandated the submission of PAN, KYC details and nomination by holders of physical securities by 31<sup>st</sup> May 2023, and linking PAN with Aadhaar by 31<sup>st</sup> May 2023 vide its circulars SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated March 16, 2023. Shareholders are requested to submit their PAN, KYC and nomination details to the Company’s RTA at [rnt.helpdesk@linkintime.co.in](mailto:rnt.helpdesk@linkintime.co.in). Members holding shares in electronic form are, therefore, requested to submit their PAN to their depository participant(s). In case a holder of physical securities fails to furnish these details or link their PAN with Aadhaar before the due date, our RTA will be obligated to freeze such folios. The securities in the frozen folios shall be eligible to receive payments (including dividend) and lodge grievances only after furnishing the complete documents. If the securities continue to remain frozen as on 31<sup>st</sup> December 2025, the RTA/Company shall refer such securities to the administering authority under the Benami Transactions (Prohibitions) Act, 1988, and/or the Prevention of Money Laundering Act, 2002.
11. As per the provisions of Section 72 of the Act and the aforesaid Circulars, the facility for making nominations is available for the members in respect of the shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. If a member desires to opt out or cancel the earlier nomination and record a fresh nomination, he/she may submit the same in Form ISR-3 or Form SH-14 as the case may be. The said forms can be downloaded from the Company’s website which are available under Investor Awareness section. Members are requested to submit these details to their DP in case the shares are held by them in electronic form, and to the RTA, in case the shares are held in physical form.

12. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of the SEBI Listing Regulations (as amended), and the Circulars issued by the Ministry of Corporate Affairs the Company is providing the facility of remote e-voting to its Members in respect of the businesses to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL), as the Authorised e-voting agency for facilitating voting through electronic means. The facility of casting votes by a member using remote e-voting as well as an e-voting system on the date of the AGM will be provided by CDSL.
13. Pursuant to the provisions of Section 91 of the Act and Regulation 42 of the Listing Regulations, the Register of Members and the Share Transfer Books of the Company will remain closed from Thursday, 12<sup>th</sup> September 2024 to Wednesday, 18<sup>th</sup> September 2024 (both days inclusive) for the purpose of the ensuing 30<sup>th</sup> AGM.
14. In compliance with the aforesaid MCA Circulars and SEBI Circular, notice of the 30<sup>th</sup> AGM along with the Annual Report 2023-24 is being sent only through electronic mode to those members whose email address are registered with the Company / RTA / Depositories. Members may note that the Notice and Annual Report 2023-24 will also be available on the Company's website viz. [www.arunis.co](http://www.arunis.co), website of the Stock Exchange viz. [www.bseindia.com](http://www.bseindia.com) and on the website of CDSL at [www.evotingindia.com](http://www.evotingindia.com).
15. Members whose names are recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on Wednesday, 11<sup>th</sup> September 2024 ("**Cut-off Date**"), shall be entitled to avail the facility of remote e-voting as well as e-voting system on the date of the AGM. Any recipient of the Notice, who has no voting rights as on the Cut-off date, shall treat this Notice as intimation only.
16. Any person who becomes a member of the Company after dispatch of the Notice of the meeting and holding shares as on the cut-off date i.e. may obtain the User ID and password by sending a request at [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or [rnt.helpdesk@linkintime.co.in](mailto:rnt.helpdesk@linkintime.co.in). However, if the member is already registered with the CDSL for remote e-voting then he can use his existing user ID and password for casting the vote through e-voting. If you forgot your password, you can reset your password by using "Forgot User Details / Password" option available on [www.evotingindia.com](http://www.evotingindia.com).
17. The Members can join the AGM through the VC/OAVM mode 15 (fifteen) minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 1,000 members on a 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 Stakeholders Relationship Committee, Auditors, etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
18. Institutional/Corporate members (i.e., other than individuals, HUF, NRI, etc.) are requested to send scanned copies (PDF/JPG format) of their Board Resolutions, passed pursuant to Section 113 of the Act, authorizing their representatives to attend the AGM through VC/OAVM on their behalf and to vote through remote e-voting or e-voting during the AGM. The said resolutions shall be sent to the designated e-mail address of the Company i.e. [corporate@arunis.co](mailto:corporate@arunis.co) and to CDSL i.e. [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
19. The remote e-voting will commence on Saturday, 14<sup>th</sup> September 2024 at 9.00 a.m. and will end on Tuesday, 17<sup>th</sup> September 2024. During this period, the Members of the Company holding shares either in physical form or in demat form as on the Cut-off Date may cast their vote electronically. The Members will not be able to cast their vote electronically beyond the date and time mentioned above and the remote e-voting module shall be disabled for voting by CDSL thereafter.



20. Once the vote on a resolution is cast by the Member, he/she shall not be allowed to change it subsequently or cast the vote again.
21. The voting rights of the Members shall be in proportion to their share in the paid-up equity share capital of the Company as on the Cut-off Date.
22. The Board of Directors of the Company has appointed CS Bhavesh Chheda, Proprietor of M/s. Bhavesh Chheda & Associates, Practicing Company Secretary having membership no. A-48035 and Certificate of Practice No. 24147, as Scrutinizer to scrutinize the e-voting process i.e., through remote e-voting and e-voting during the 30<sup>th</sup> AGM in a fair and transparent manner. The Scrutinizer shall, within 2 (two) working days of the conclusion of the AGM, prepare a Scrutinizers' Report of the total votes cast in favour or against, if any, and forthwith to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting.
23. The results along with the Scrutinizer's Report shall be placed on the website of the Company viz. [www.arunis.co](http://www.arunis.co) and on the website of the CDSL viz. [www.evotingindia.com](http://www.evotingindia.com) immediately after the declaration of the results by the Chairman or a person authorized by him in writing. The Company shall simultaneously communicate the said results to BSE Ltd., where the shares of the Company are listed.

**PROCEDURE / INSTRUCTIONS TO SHAREHOLDERS FOR REMOTE E-VOTING AND E-VOTING DURING THE AGM AND JOINING THE MEETING THROUGH VC / OAVM ARE AS UNDER:**

Pursuant to SEBI Circular No. SEBI/HO/CFD/ CMD/CIR/P/2020/242 dated 9th December 2020, under Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to public consultation, it has been decided to enable e-voting to all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

**Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.**

In terms of SEBI circular no. SEBI/HO/CFD/ CMD/CIR/P/2020/242 dated 9<sup>th</sup> December, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access the e-Voting facility.

<p>Pursuant to the above said SEBI Circular, Login method for e-Voting and joining virtual meetings for individual shareholders holding securities in Demat mode is given below: <b>Type of shareholders</b></p>	<p><b>Login Method</b></p>
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<p>Individual Shareholders holding securities in Demat mode with CDSL Depository</p>	<ol style="list-style-type: none"> <li>1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are <a href="https://web.cdslindia.com/myeasi/home/login">https://web.cdslindia.com/myeasi/home/login</a> or visit <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on Login icon and select New System Myeasi.</li> <li>2) After successful login the Easi/Easiest user will be able to see the e-voting option for eligible companies where the e-voting is in progress as per the information provided by company. On clicking the e-voting option, the user will be able to see e-voting page of the e-Voting service provider for casting your vote during the remote e-voting period or joining virtual meeting &amp; voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers i.e. CDSL / NSDL / KARVY / LINKINTIME, so that the user can visit the e-Voting service providers' website directly.</li> <li>3) If the user is not registered for Easi/Easiest, option to register is available at <a href="https://web.cdslindia.com/myeasi/Registration/EasiRegistration">https://web.cdslindia.com/myeasi/Registration/EasiRegistration</a></li> <li>4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from an e-Voting link available on <a href="http://www.cdslindia.com">www.cdslindia.com</a> home page or click on <a href="https://evoting.cdslindia.com/Evoting/EvotingLogin">https://evoting.cdslindia.com/Evoting/EvotingLogin</a>. The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the e-voting is in progress and also able to directly access the system of all e-Voting Service Providers.</li> </ol>
<p>Individual Shareholders holding securities in demat mode with NSDL Depository</p>	<ol style="list-style-type: none"> <li>1. If you are already registered for NSDL IDEAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a> either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDEAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-voting services. Click on "Access to e-voting" under e-voting services and you will be able to see e-voting page. Click on company name or e-voting service provider name and you will be re-directed to e-voting service provider website for casting your vote during the remote e-voting period or joining virtual meeting and voting during the meeting.</li> <li>2. If the user is not registered for IDEAS e-Services, option to register is available at <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a>. Select "Register Online for IDEAS Portal" or click at <a href="https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp">https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</a>.</li> <li>3. Visit the e-voting website of NSDL. Open web browser by typing the following URL: <a href="https://www.evoting.nsdl.com/">https://www.evoting.nsdl.com/</a> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder / Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password / OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site</li> </ol>

	wherein you can see e-voting page. Click on company name or e-voting service provider name and you will be redirected to e-voting service provider website for casting your vote during the remote e-voting period or joining virtual meeting and voting during the meeting.
Individual Shareholders (holding securities in demat mode) login through their <b>Depository Participants (DP)</b>	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL / CDSL for e-voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-voting option, you will be redirected to NSDL / CDSL Depository site after successful authentication, wherein you can see e-voting feature. Click on company name or e-voting service provider name and you will be redirected to e-voting service provider website for casting your vote during the remote e-voting period or joining virtual meeting and voting during the meeting.

Important note: Members who are unable to retrieve User ID / Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL:

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with <b>CDSL</b>	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contact at toll free no. 1800 22 55 33
Individual Shareholders holding securities in Demat mode with <b>NSDL</b>	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a> or call at toll free no.: 1800 1020 990 and 1800 22 44 30

**Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.**

- (i) Login method for e-voting and joining virtual meetings for Physical shareholders and shareholders other than individual holding in Demat form.
1. The shareholders should log on to the e-voting website [www.evotingindia.com](http://www.evotingindia.com).
  2. Click on "Shareholders" module.
  3. Now enter your User ID
    - a. For CDSL: 16 digits beneficiary ID,
    - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
    - c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
  4. Next enter the Image Verification as displayed and Click on Login.
    - a. 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 e-voting of any company, then your existing password is to be used.
  5. If you are a first-time user follow the steps given below:

<b>For Physical shareholders and other than individual shareholders holding shares in Demat.</b>	
PAN	<ul style="list-style-type: none"> <li>• Enter your 10-digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders)</li> <li>• Shareholders 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 <b>OR</b> Date of Birth (DOB)	<ul style="list-style-type: none"> <li>• 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.</li> <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.</li> </ul>

- (ii) After entering these details appropriately, click on “SUBMIT” tab.
- (iii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders 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.
- (iv) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (v) Click on the EVSN for ARUNIS ABODE LIMITED on which you choose to vote.
- (vi) 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.
- (vii) Click on the “RESOLUTIONS FILE LINK” if you wish to view the entire Resolution details.
- (viii) 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.
- (ix) Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- (x) You can also take a print of the votes cast by clicking on “Click here to print” option on the Voting page.
- (xi) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password and enter the details as prompted by the system.
- (xii) Note for Non – Individual Shareholders and Custodians**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves in the “Corporates” module.
  - 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 linked in the login 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; [corporate@arunis.co](mailto:corporate@arunis.co), if they have voted from individual tab and not uploaded same in the CDSL e-voting system for the Scrutinizer to verify the same.
- (xiii) There is also an optional provision to upload BR / POA if any uploaded, which will be made available to scrutinizer for verification.

**INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM THROUGH VC / OAVM AND E-VOTING DURING MEETING ARE AS UNDER:**

1. The procedure for attending meeting and e-voting on the day of the AGM is same as the instructions mentioned above for e-voting.
2. The link for VC / OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through remote e-voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.
5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio / Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views / ask questions during the meeting may register themselves as a speaker by sending their request in advance at least 2 (two) days prior to meeting mentioning their name, demat account number / folio number, email id, mobile number at [corporate@arunis.co](mailto:corporate@arunis.co). The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance 7 (seven) days prior to meeting mentioning their name, demat account number / folio number, email id, mobile number at [corporate@arunis.co](mailto:corporate@arunis.co). These queries will be replied to by the company suitably by e-mail.
8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views / ask questions during the meeting.

9. Only those shareholders, who are present in the AGM through VC / OAVM facility and have not casted their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system available during the AGM.
10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC / OAVM facility, then the votes cast by such shareholders may be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.

**PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL / MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY / DEPOSITORIES**

For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by e-mail to the Company i.e. [corporate@arunis.co](mailto:corporate@arunis.co) or to RTAs' email id [rnt.helpdesk@linkintime.co.in](mailto:rnt.helpdesk@linkintime.co.in).

For Demat shareholders -, Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-voting and joining virtual meetings through Depository.

If you have any queries or issues regarding attending AGM and e-voting from the CDSL e-Voting System, you can write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact at toll free no. 1800 22 55 33

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager (CDSL) Central Depository Services (India) Limited, A Wing, 25<sup>th</sup> 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 toll free no. 1800 22 55 33.

**STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013**

**ITEM NO. 4**

The Board of Directors, on the recommendation of Nomination and Remuneration Committee, appointed Mr. Deniis Desai (DIN: 02904192) as an Additional Director (Non-Executive) of the Company with effect from 26<sup>th</sup> March 2024 under the provisions of Section 161 of the Companies Act, 2013 and he holds office as such upto the date of the ensuing Annual General Meeting.

The Company has received a notice under Section 160 of the Companies Act, 2013 from a member signifying his candidature for the office of Director of the Company. Further he is not disqualified from being appointed as a Director in terms of Section 164 of the Companies Act, 2013. The Company has received his consent to act as a Director of the Company.

A brief resume of Mr. Deniis Desai and other relevant details relating to his appointment, as required by the Companies Act, 2013, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015 and Secretarial Standard - 2 on General Meetings issued by the Institute of Company Secretaries of India forms part of the Notice.

The Board considers that his association would be of immense benefit to the Company, and it is desirable to avail services of Mr. Deniis Desai as a Director. Accordingly, the Board recommends the resolution as set out at item no. 4 of the Notice for the approval of the members of the Company in relation to his appointment as a Director.

Except Mr. Deniis Desai, being appointee and Mrs. Dhara Desai, Managing Director of the Company, none of the other Directors and/ Key Managerial Personnel of the Company or their relatives are concerned or interested, financially or otherwise, in the said resolution.

**INFORMATION OF DIRECTOR PROPOSED TO BE RE-APPOINTED AS PER REGULATION 36(3) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AND SECRETARIAL STANDARD ON GENERAL MEETINGS (SS-2) IS GIVEN BELOW:**

Name of the Director	Mrs. Dhara Desai
Date of Birth	11th March, 1980
Age	44 Years
Qualifications	Bachelor of Science from University of Mumbai
Experience (including nature of expertise in specific functional areas / Brief Resume)	She has over 14 years of experience in strategic leadership offering Strategic advisory to top Management teams of educational Institution and Real Estate Industry with respect to business expansion, risk policies and procedure, development and fund sourcing, capital restructuring, trading in the field of textile materials.
Terms and conditions of re-appointment	She shall be liable to retire by rotation
Details of remuneration sought to be paid	Up to Rs. 5,00,000/- per month.
Remuneration last drawn	Rs. 2,00,000/- per month
Date of first appointment on the Board	16th May, 2020
Shareholding in the Company as on 31st March, 2024	NIL
Relationship with other Directors, Manager and other Key Managerial Personnel of the Company	She is wife of Mr. Deniis Desai, (Promoter and Additional Director) and sister of Mr. Chirag J. Shah, Director of the Company resigned on 26 <sup>th</sup> March 2024.
Number of meetings of the Board attended during the financial year 2023-24	11
Directorships held in other companies	Arudha Traders Private Limited; Kenil Financial and Consultancy Services Private Limited; Arunis Realties Private Limited; Arunis Edifice Private Limited; Arunis Financial And Management Consultant Private Limited; Nirmala Alumni Association
Membership / Chairmanship of Committees of other listed entities	NIL
Names of listed entities from which the appointee has resigned in the past three years	NIL

Name of the Director	Mr. Deniis Desai
Date of Birth	30/10/1980
Age	43 Years
Qualifications	Master of Management from University of Mumbai
Experience (including nature of expertise in specific functional areas / Brief Resume)	He has over 16 years of experience in strategic leadership offering Strategic advisory to top Management teams of educational Institution and Real Estate Industry with respect to business expansion, risk policies and procedure, development and fund sourcing.
Terms and conditions of re-appointment	In terms of Section 152(6) of the Companies Act, 2013, he is liable to retire by rotation.
Details of remuneration sought to be paid	Sitting fees, as may be decided by the Board from time to time
Remuneration last drawn	Not Applicable
Date of first appointment on the Board	26 <sup>th</sup> March 2024
Shareholding in the Company as on 31st March, 2024	21,05,000
Relationship with other Directors, Manager and other Key Managerial Personnel of the Company	Spouse of Mrs. Dhara Desai, (Managing Director).
Number of meetings of the Board attended during the financial year 2023-24	NIL
Directorships held in other companies	Arudha Traders Private Limited; Arunis Realities Private Limited; Arunis Financial And Management Consultant Private Limited Nirmala Memorial Educations
Membership / Chairmanship of Committees of other listed entities	NIL
Names of listed entities from which the appointee has resigned in the past three years	NIL



## BOARD OF DIRECTOR'S REPORT

To,  
 The Members,  
**Arunis Abode Limited** ("the Company")

Your Directors have the pleasure of presenting the **Thirtieth (30<sup>th</sup>) Annual Report** together with the Standalone and Consolidated Audited Financial Statements of the Company for the financial year ending 31<sup>st</sup> March 2024 ("**Current Financial Year**" or "**Financial Year under Review**").

**FINANCIAL HIGHLIGHTS:**

The Company's financial performance for the financial year ended 31<sup>st</sup> March 2024 is summarized below:

Particulars	Standalone		Consolidated	
	(Rs. In '000)		(Rs. In '000)	
	For the financial year ended 31-03-2024	For the financial year ended 31-03-2023	For the financial year ended 31-03-2024	For the financial year ended 31-03-2023
Revenue from Operations	12,189.96	34,420.26	12,189.96	34,420.26
Other Income	4,463.54	2,516.14	4,899.95	2,577.07
<b>Total Income</b>	<b>16,653.50</b>	<b>36,936.40</b>	<b>17,089.91</b>	<b>36,997.33</b>
Profit before Interest, Depreciation, and taxes	7,453.03	5,274.01	7,735.75	5,256.33
Less: Depreciation and amortization expense	1,752.37	1,397.09	1,752.37	1,397.09
<b>Profit / (Loss) before tax</b>	<b>5,700.66</b>	<b>3,876.92</b>	<b>5,983.38</b>	<b>3,859.24</b>
Less: Provision for taxation (including deferred tax)	1,407.50	2,086.64	1,423.70	2,070.43
<b>Profit / (Loss) after tax</b>	<b>4,293.16</b>	<b>1,790.28</b>	<b>3,941.78</b>	<b>1,722.64</b>

**CONSOLIDATED AUDITED FINANCIAL STATEMENTS:**

Pursuant to the provisions of the Companies Act, 2013 ("**Act**") read with the Companies (Accounts) Rules, 2014 and as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**"), the Company has prepared Consolidated Audited Financial Statements consolidating financial statements of Arunis Edifice Private Limited and Arunis Realities Private Limited with its financial statements in accordance with the applicable provisions of Indian Accounting Standards ("**Ind-AS**").

The Consolidated Audited Financial Statements along with the Independent Auditors' Report thereon are annexed and form an integral part of the Annual Report. Further, a copy of the annual report will be made available on the website of the Company at [www.arunis.co](http://www.arunis.co).

**NATURE OF BUSINESS:**

The company aims to engage in a wide range of activities related to real estate. These include acquiring, developing, and managing properties such as townships, housing and commercial premises, hotels, resorts, hospitals, educational institutions, and recreational facilities. Additionally, the company plans to undertake construction, infrastructure development, and engineering services in various fields. It also intends to operate as a real estate agency, providing

consultancy services, property management services, and engaging in activities such as renting, repair, and maintenance.

**OPERATIONAL PERFORMANCE:**

The Company is engaged in the field of real estate activities. In the previous Financial Year, the Company entered into a Memorandum of Understanding with the following:

- Shree Dwarka Co-Operative Housing Society Limited, a Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration No. W-S-W/HSG/TC 3785 dated 21<sup>st</sup> January 2022 to re-develop the said Society.

The Arunis Edifice Private Limited an Associate Company also entered into a Development Agreement with the following:

- Ambadevi Co-operative Housing Society Limited, a Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/HSG-627 to re-develop the said Society on 16<sup>th</sup> February 2022.

**TRANSFER TO RESERVES:**

The Board of Directors has decided to retain the entire amount of profit for the Current Financial Year in the Statement of Profit & Loss.

**DIVIDEND:**

To strengthen the financial position of the company and after considering the relevant circumstances, the Board of Directors of your company has decided that it would be prudent, not to recommend any Dividend for the Financial Year under Review.

The Company does not have any funds lying unpaid or unclaimed for a period of seven years. Therefore, there were no funds that were required to be transferred to the Investor Education and Protection Fund (IEPF).

**SUBSIDIARY, JOINT VENTURES, AND ASSOCIATE COMPANIES:**

As on 31<sup>st</sup> March 2024, Arunis Edifice Private Limited is an Associate Company and Arunis Realities Private Limited is a Wholly Owned Subsidiary of the Company.

A statement containing salient features of the financial statements of Arunis Realities Private Limited and Arunis Edifice Private Limited in Form AOC - 1 is annexed as **Annexure – I** and forms part of this report.

During the financial year under review, the Company had no joint venture.

**MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAS OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT:**

Except as disclosed elsewhere in this report, no material changes and commitments which could affect the company's financial position, have occurred between the end of the financial year of the Company and the date of this report.

**SHARE CAPITAL OF THE COMPANY:**

The issued, subscribed, and paid-up equity share capital of your Company as on 31<sup>st</sup> March 2024 was Rs. 3,00,00,000/- (Rupees Three Crore Only) divided into 30,00,000 Equity Shares having face value of Rs. 10/- (Rupees Ten Only) each fully paid up.

The Company has not issued any sweat equity shares during the financial year under review and hence no information as per provisions of Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

The Company does not have any employee stock option scheme or employee stock purchase scheme. Hence no information as per the provisions of Rule 12(9) of the Companies (Share Capital and Debenture) Rules, 2014 has been furnished.

There are no shares held by trustees for the benefit of employees and hence no disclosure under Rule 16(4) of the Companies (Share Capital and Debentures) Rules, 2014 has been furnished.

The Company has not issued any shares with differential rights during the financial year under review.

During the financial year under review, there was no change in the paid-up share capital of the Company.

**LOANS, GUARANTEES, OR INVESTMENTS:**

Details of other Loans, Guarantees, and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are provided in the notes 11 to the Financial Statements.

**PUBLIC DEPOSITS:**

During the year under review, the company has not accepted any deposits within the meaning of Chapter V of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014. Hence there are no details to be disclosed under Rule 8(5) (v) of the Companies (Accounts) Rules, 2014.

**MANAGEMENT DISCUSSION AND ANALYSIS REPORT:**

Pursuant to the provisions of Regulation 34(2)(e) of the Listing Regulations, the Management Discussion and Analysis Report for the year, as stipulated under the Listing Regulations is presented in a separate section and forms an integral part of the Annual Report.

**REPORT ON CORPORATE GOVERNANCE:**

As per the provisions of Regulation 15 (2) of the Listing Regulations, the compliance with the Corporate Governance provisions as specified in Regulations 17 to 27 and clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V shall not apply to a listed entity having paid up equity share capital not exceeding Rupees Ten Crore and Net worth not exceeding Rupees Twenty Five Crore, as on the last day of the previous financial year.

As of the last day of the previous financial year, the paid-up equity share capital and Net worth of the Company were below the threshold limits as stated above, therefore, the provisions as specified in Regulations 17 to 27 and clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V are not applicable to the Company presently. Accordingly, the Report on Corporate Governance and certificate regarding compliance with conditions of Corporate Governance are not provided in the Annual Report. However, the Company continues to adhere to the best practices prevailing in Corporate Governance and follows the same in its true spirit.

**DIRECTORS AND KEY MANAGERIAL PERSONNEL AND CHANGES IF ANY:**

The following named personnel are the Directors and KMP'S of the Company as on 31<sup>st</sup> March 2024 as per Section 203 of the Companies Act, 2013:

Sr. No.	Name	Designation
1.	Mrs Dhara Desai	Chairperson and Managing Director
2.	Mrs. Leena Desai	Women Independent Director
3.	Mrs. Megha Sultania	Women Independent Director
4.	Mr. Deniis Desai	Additional Director
5.	Ms. Heena B. Gupta	Chief Financial Officer
8.	Mrs. Garima Mandhania	Company Secretary and Compliance Officer (w.e.f. 10.05. 2023)

In accordance with the provisions of Section 152 of the Act read with the Companies (Management and Administration) Rules, 2014 and Articles of Association of the Company, Mrs. Dhara Desai (DIN 02926512), Managing Director of the Company, retires by rotation at the ensuing 30<sup>th</sup> Annual General Meeting (“AGM”) and being eligible, has offered herself for re-appointment and your Board recommends her re-appointment.

Mrs. Dhara Desai (DIN: 02926512), who retired by rotation at the previous 29<sup>th</sup> Annual General Meeting held on 26<sup>th</sup> September 2023, was re-appointed as director of the Company in terms of provisions of Section 152(6) of the Act.

The Nomination and Remuneration Committee and Board have recommended her re-appointment as Chairperson and Managing Director of the Company for approval of Shareholders at the ensuing Annual General Meeting of the Company.

**CHANGES IN THE DIRECTORS DURING THE YEAR UNDER REVIEW:**

During the year under review, Mr. Chirag Shah (DIN: 06954750) resigned from the post of Directorship with effect from 26<sup>th</sup> March 2024 due to pre-occupation in other work..

Mr. Deniis Desai (DIN: 02904192) was appointed as an Additional Non-Executive Director of the company with effect from 26<sup>th</sup> March 2024. In pursuant to the provisions of Section 161 of the Companies Act, 2013, read with Companies (Appointment and Qualification of Directors) Rules, 2014 and in accordance with the provisions of the Articles of Association of the Company and who holds office up to the date of ensuing Annual General Meeting and being eligible, offered himself for appointment and in respect of whom the Company has received a notice in writing from a member as required under Section 160 of the Companies Act, 2013, proposing his candidature for the office of Director, be and is hereby appointed as a Non-executive Director of the Company, who shall be liable to retire by rotation.

**COMPANY SECRETARY & COMPLIANCE OFFICER OF THE COMPANY:**

During the year under review, the following changes took place in the Key Managerial Personnel of the Company:

Mrs. Hirak Patel has resigned from the post of Company Secretary & Compliance Officer of the Company w.e.f. closing hours of 09<sup>th</sup> May 2023.

The Board of Directors of the Company at its meeting held on 09<sup>th</sup> May 2024, based on the recommendation of the Nomination and Remuneration Committee, have approved the appointment of Mrs. Garima Mandhanja (Membership No. A62347) as Company Secretary and Compliance Officer of the Company w.e.f. 10<sup>th</sup> May 2023.

Except as stated above there were no changes in the Directors and Key Managerial Personnel of the Company.

The Company has received a declaration from the Directors in Form MBP-1 and Form DIR-8 pursuant to Section 184(1) of the Companies Act 2013 read with Rule 9(1) of The Companies (Meetings of Board and its Powers) Rules, 2014 and Section 164(2) of the Companies Act, 2013 and Rule 14(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014 respectively.

**DECLARATION FROM INDEPENDENT DIRECTORS:**

Your Company has received declarations from all the Independent Directors confirming that they meet the criteria of independence as prescribed under the provisions of the Companies Act, 2013 read with the Schedules and Rules issued thereunder as well as Regulation 16(1) (b) of Listing Regulations (including any statutory modification(s) or re-enactment(s) for the time being in force). In the opinion of the Board, all Independent Directors possess the integrity, expertise, and experience including the proficiency required to be Independent Directors of the Company. The Independent Directors of the Company have registered themselves with the data bank maintained by the Indian Institute of Corporate Affairs (IICA).

**ANNUAL PERFORMANCE AND BOARD EVALUATION:**

The Board of Directors has carried out an annual evaluation of its own performance, its committees, independent directors, non-executive directors, executive directors, and the chairman.

The Nomination and Remuneration Committee ('NRC') of the Board has laid down the manner in which formal annual evaluation of the performance of the Board, its committees, and Individual Directors has to be made and includes circulation of evaluation forms separately for evaluation of the Board and its Committees, Independent Directors/ Non-executive Directors/ Executive Director and the Chairman of your Company.

The performance of Non-independent Directors, the Board, as a whole, and the Committees of the Board has been evaluated by Independent Directors in a separate meeting. At the same meeting, the Independent Directors also evaluated the performance of the Chairman of your Company, after taking into account the views of the Executive Director and Non-executive Directors. Evaluation as done by the Independent Directors was submitted to the NRC and subsequently to the Board.

The performance of the Board and its Committees was evaluated by the NRC after seeking inputs from all the Directors, on the basis of criteria such as the Board/ Committee composition and structure, the effectiveness of the Board/ Committee process, information and functioning, etc.

The performance evaluation of all the Directors of your Company (including Independent Directors, Executive Directors and Non-executive Directors and Chairman), is done at the NRC meeting and the Board meeting by all the Board Members, excluding the Director being evaluated on the basis of criteria, such as contribution at the meetings, strategic perspective or inputs regarding the growth and performance of your Company, among others. Following the meetings of the Independent Directors and Performance Board at its meeting discussed the performance of the Board, as a whole, its committees, and Individual Directors.

**DIRECTORS' RESPONSIBILITY STATEMENT:**

Your directors to the best of their knowledge and belief and according to the information and explanations obtained by them and as required under Section 134 (3) read with Section 134 (5) of the Act, states:

- (a) that in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanations relating to material departures, if any.
- (b) that the directors 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 at the end of the financial year 31<sup>st</sup> March 2024 and of the profit of the Company for that period.
- (c) that the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- (d) that the directors have prepared the annual accounts on a going concern basis.
- (e) that the directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (f) that the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

**MEETINGS OF THE BOARD OF DIRECTORS:**

The Board meets at regular intervals to discuss and decide on the Company’s business policies and strategy apart from other businesses of the Board. The Company adheres to the applicable provisions of the Companies Act, 2013, and the Secretarial Standards as prescribed by the Institute of Company Secretaries of India. Agenda papers containing all necessary information/documents are made available to the board members in advance to enable them to discharge their responsibilities effectively and make informed decisions.

During the financial year under review, the Board of Directors duly met 11 (Eleven) times viz. on 09<sup>th</sup> May 2023, 30<sup>th</sup> May 2023, 11<sup>th</sup> August 2023, 04<sup>th</sup> October 2023, 06<sup>th</sup> November 2023, 18<sup>th</sup> December 2023, 17<sup>th</sup> January 2024, 02<sup>nd</sup> February 2024, 20<sup>th</sup> February 2024, 27<sup>th</sup> February 2024 and 26<sup>th</sup> March 2024. The intervening gap between two consecutive Board meetings did not exceed the stipulated time.

The details of attendance of the directors at the meetings of the Board of Directors are as under:

Name of Directors	Designation	No. of Meetings	
		Held	Attended
Mrs. Dhara Desai	Managing Director	11	11
Mrs. Leena Desai	Independent Director	11	11
Mrs. Megha Sultania	Independent Director	11	11
Mr. Chirag Shah	Non-Executive Director	10	10
Mr. Deniis Desai	Additional Director	00	00

**MEETING OF INDEPENDENT DIRECTORS:**

As stipulated under the Code of Independent Directors under Schedule IV of the Act, a separate meeting of the Independent Directors of the Company was held on 02<sup>nd</sup> February 2024 without the presence of Non-Independent Directors and members of the management to consider the performance of Non-Independent Directors and the Board as a whole and assessing the quality, quantity, and timeliness of the flow of information between the Company management and the Board of Directors.

Independent Directors expressed satisfaction with the performance of Non-Independent Directors and the Board as a whole. The Independent Directors were also satisfied with the quality, quantity, and timeliness of the flow of information between the Company management and the Board.

**AUDIT COMMITTEE:**

The Audit Committee is duly constituted as per the provisions of Section 177 of the Act. It adheres to the terms of reference, prepared in compliance with Section 177 of the Companies Act, 2013 which inter-alia include overseeing the financial reporting process, accounting policies and practices, reviewing periodic financial results, adequacy of Internal Audit Functions, related party transactions etc. The members of the Committee possess sound knowledge of accounts, audits, finance, taxation, internal controls, etc.

As on 31<sup>st</sup> March 2024, the Audit Committee comprised of Mrs. Megha Sultania, Mrs. Dhara Desai, and Mrs. Leena Desai as its members. Mrs. Megha Sultania is the Chairperson of the Committee. Mrs. Leena Desai, Member and Authorised Representative of the Chairperson of the Audit Committee were present at the 29<sup>th</sup> AGM of the Company held on 26<sup>th</sup> September 2023.

During the financial year under review, the Audit Committee duly met 10 (Ten) times viz. 30<sup>th</sup> May 2023, 11<sup>th</sup> August 2023, 04<sup>th</sup> October 2023, 06<sup>th</sup> November 2023, 18<sup>th</sup> December 2023, 17<sup>th</sup> January 2024, 02<sup>nd</sup> February 2024, 20<sup>th</sup> February 2024 and 27<sup>th</sup> February 2024, 26<sup>th</sup> March 2024. The number of meetings attended by each member during the financial year under review are as follows:

Name of the Members	Designation	No. of Meetings	
		Held	Attended
Mrs. Megha Sultania	Chairperson	10	10
Mrs. Dhara Desai	Member	10	10
Mrs. Leena Desai	Member	10	10

The Company Secretary and Compliance Officer act as a Secretary to the Committee.

The Broad terms of reference of the Audit Committee are as follows:

- 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 and monitoring the Auditors’ independence and performance and effectiveness of the audit process.
- Discussions with Statutory Auditors before the audit commences, the nature and the scope of the Audit as well as post-audit discussion.
- Reviewing the Annual Financial Statements and Auditors’ Report thereon before submission to the Board for approval, with reference to:
  - Any changes in accounting policies and practices.
  - Major accounting entries based on the exercise of judgment by management.
  - Modified opinion(s) in the draft audit report.
  - Significant adjustments arising out of audit findings.
  - Compliance with accounting standards; and
  - Related party transactions i.e. transactions of the company of material nature, with promoters or the management, their subsidiaries or relatives, etc. that may have potential conflict with the interests of the

company at large.

- Oversee the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient, and credible.
- Discussion with Internal Auditors on any significant findings and follow up thereon.
- Review the adequacy of the internal control system. Finding 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.
- Approval or any subsequent modification of transactions of the Company with related parties.
- Scrutiny of Inter-corporate loans and investments.
- Valuation of undertaking or assets of the Company, wherever it is necessary; and
- Reviewing the Company's financial and risk management policies.

Detailed terms of reference of the Committee are placed on the website of the company [www.arunis.co](http://www.arunis.co).

All the recommendations made by the Audit Committee during the year were accepted by the Board. The Chairperson of the Audit Committee briefed the Board members on the significant discussions which took place at Audit Committee Meetings.

**NOMINATION AND REMUNERATION COMMITTEE:**

The Nomination and Remuneration Committee is constituted in compliance with the requirements of Section 178 of the Companies Act, 2013 read with Rule 6 of the Companies (Meetings of the Board and its Powers) Rules, 2014.

As on 31<sup>st</sup> March 2024, the Nomination and Remuneration Committee comprised of Mr. Chirag Jitendra Shah (up to 26/03/2024), Mrs. Leena Manish Desai, and Mrs. Megha Sultania as its members. Mr. Chirag Jitendra Shah is the Chairman of the Committee.

During the financial year under review, the Nomination and Re5uneration Committee duly met 5 (five) times viz. On 09<sup>th</sup> May 2023, 11<sup>th</sup> August 2023, 06<sup>th</sup> November 2023, 02<sup>nd</sup> February 2024 and 26<sup>th</sup> March 2024. The details of attendance of members at such meetings are as follows:

Name of the Members	Designation	No. of Meetings	
		Held	Attended
Mr. Chirag Jitendra Shah	Chairman	5	5
Mrs. Leena Manish Desai	Member	5	5
Mrs. Megha Sultania	Member	5	5

The Company Secretary and Compliance Officer act as a Secretary to the Committee.

The Board terms of reference of the Nomination and Remuneration Committee are as follows:

- Formulate criteria for determining qualifications, positive attributes, and independence of Directors and evaluating the performance of the Board of Directors.
- Identification and assessing potential individuals with respect to their expertise, skills, attributes, and personal and professional standing for appointment and re-appointment as Directors / Independent Directors on the Board and as Key Managerial Personnel.



- Formulate a policy relating to remuneration for the Directors, Committee, and Senior Management Personnel. The Remuneration Policy is available on the website of the Company at [www.arunis.co](http://www.arunis.co);
- Determine terms and conditions for the appointment of Independent Directors. The same is also available on the website of the Company at [www.arunis.co](http://www.arunis.co).

Detailed terms of reference of the Committee are placed on the website of the company [www.arunis.co](http://www.arunis.co).

#### **STAKEHOLDERS RELATIONSHIP COMMITTEE:**

The Company's Stakeholders' Relationship Committee is responsible for the satisfactory redressal of investor complaints. The Stakeholders Relationship Committee was constituted in compliance with the requirements of Section 178 of the Companies Act, 2013.

As on 31<sup>st</sup> March 2024, the Stakeholders' Relationship Committee comprised of Mr. Chirag Jitendra Shah (up to 26/03/2024), Mrs. Leena Manish Desai, and Mrs. Megha Sultania as its members. Mr. Chirag Jitendra Shah is the Chairman of the Committee.

During the financial year under review, the Stakeholders' Relationship Committee duly met 4 (Four) time viz. on 30<sup>th</sup> May 2023, 11<sup>th</sup> August 2023, 06<sup>th</sup> November 2023 and 02<sup>nd</sup> February 2024. The composition of the Stakeholders' Relationship Committee and the number of meetings attended by each member during the financial year under review are as follows:

Name of the Members	Designation	No. of Meetings	
		Held	Attended
Mr. Chirag Jitendra Shah	Chairman	4	4
Mrs. Leena Manish Desai	Member	4	4
Mrs. Megha Sultania	Member	4	4

The Company Secretary and Compliance Officer act as a Secretary to the Committee.

The Broad terms of reference of the Stakeholders' Relationship Committee are as follows:

- To oversee the redressal of investors' complaints including complaints related to share transfer/transmission/demat/remat of shares, non-receipt of annual reports, dividend payments, issue of new/duplicate share certificates, and other miscellaneous complaints; and
- To redress investors' complaints and recommend measures for overall improvement in the quality of investor services.

Detailed terms of reference of the Committee are placed on the website of the company [www.arunis.co](http://www.arunis.co).

The Committee also oversees the performance of the Registrar and Share Transfer Agent and recommends measures for overall improvement in the quality of Investors' service. Company Secretary of the Company acts as Secretary of the Committee.

During the year, the Company has not received any complaints from shareholders. Further, no investor grievance has remained unattended/pending for more than thirty days.

**RECONSTITUTION OF NOMINATION AND REMUNERATION COMMITTEE AND STAKEHOLDER RELATIONSHIP COMMITTEE:**

Due to resignation of Mr. Chirag Shah, Non- Executive Director and Chairman of the Committee w.e.f. from 26<sup>th</sup> March 2024. Nomination and Remuneration Committee and Stakeholder Relationship Committee is required to reconstituted w.e.f. 01.04.2024.

<b>Nomination and Remuneration Committee</b>	<b>Stakeholder and Relationship Committee</b>
<b>Mr. Deniis Desai</b>	<b>Mr. Deniis Desai</b>
Mrs. Leena Desai	Mrs. Leena Desai
Mrs. Megha Sultania	Mrs. Megha Sultania

**PARTICULARS OF EMPLOYEES AND REMUNERATION:**

Disclosures pertaining to remuneration and other details, as required under Section 197(12) of the Act, read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are annexed as **Annexure – II**, and forms part of this report.

The statement containing particulars of employees, as required under Section 197(12) of the Act, read with Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are provided in this report as **Annexure – III**, and forms part of this report.

**REMUNERATION POLICY:**

Pursuant to the provisions of Section 178 of the Act and on the recommendation of the Nomination and Remuneration Committee, the Board of Directors has adopted a policy ('Remuneration Policy') for the selection and appointment of Directors, Key Managerial Personnel ('KMP'), Senior Management Personnel ('SMP'), other employees and their remuneration including criteria for determining qualifications, positive attributes, independence of a director and other related matters. The Remuneration Policy is placed on the website of the Company at [www.arunis.co](http://www.arunis.co).

**CHANGE IN POLICY:**

During the year under review and pursuant to Section V-A of Chapter V of Master Circular issued vide circular no. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023 ("**Master Circular**"), the Company has adopted the Policy for determination of materiality of any events and Information in terms of Regulation 30 of the Securities and Exchange Board of India 'Listing Regulations'.

**CORPORATE SOCIAL RESPONSIBILITY:**

During the financial year under review, the provisions of Section 135 of the Act regarding Corporate Social Responsibility were not applicable to the Company.

**ANNUAL RETURN:**

Pursuant to Section 92 and Section 134 of the Act, read with Rule 12 of the Companies (Management and Administration) Rules, 2014, the Annual Return of your Company as on 31<sup>st</sup> March 2024 is available on the Company's website at [www.arunis.co](http://www.arunis.co)

**VIGIL MECHANISM / WHISTLE BLOWER POLICY:**

Pursuant to the provisions of Section 177(9) of the Act, your Company has duly established a Vigil Mechanism for directors and employees to report concerns about unethical behaviour, actual or suspected fraud, or violation of the Company's Code of Conduct or ethics policy. The Audit Committee of the Board monitors and oversees the vigil mechanism. Your directors hereby confirm that no complaint was received from any director or employee during the financial year under review.

We affirm that during the financial year under review, no employee or director was denied access to the Audit Committee.

The detailed policy related to this vigil mechanism is available on the Company's website at [www.arunis.co](http://www.arunis.co).

**STATUTORY AUDITORS:**

As per the provisions of Section 139 of the Act read with the Companies (Audit and Auditors) Rules, 2014, the members of the Company in their 25th AGM held on 7th September 2019 appointed M/s. A Yadav & Associates, Chartered Accountants, Vadodara, (Firm Registration No. 129725W), as the Statutory Auditors of the Company for a term of 5 (five) consecutive years i.e. to hold office from the conclusion of the 25th AGM till the conclusion of 30th AGM to be held for the financial year ending 31st March 2024.

M/s. A. Yadav & Associates, Chartered Accountants have furnished a certificate of their eligibility under Section 141 of the Act and the Companies (Audit and Auditors) Rules, 2014, confirming that they are eligible for continuance as Statutory Auditors of the Company.

The Statutory Auditors' Report on the financial statements for the financial year ended 31st March 2024 does not contain any qualification, reservation, adverse remark, or disclaimer. The Auditors Report and the notes on financial statements referred to in the Auditor's Report are self-explanatory and do not call for any further comments.

**INTERNAL AUDITOR:**

Pursuant to section 138 and all other applicable provisions, if any, of the Companies Act, 2013, read with rule 13 of the Companies (Accountant) Rules, 2014 (including any statutory enactment or modification or re-enactment thereof) the Company had appointed M/s. M P P S & Co., Chartered Accountants, as an Internal Auditor of the Company for the Financial year 2023-24 of the Company.

**SECRETARIAL AUDITORS:**

Pursuant to the provisions of Section 204(1) of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, during the year the Board has appointed M/s. Bhavesh Chheda & Associates, Company Secretary Mumbai having Membership No. 48035 and CP. No. 24147 to undertake a Secretarial Audit of the Company for the financial year 2023-24. The Secretarial Audit Report is annexed as **Annexure IV** and forms a part of this report.

**DISCLOSURE OF MAINTENANCE OF COST RECORDS AS SPECIFIED BY THE CENTRAL GOVERNMENT UNDER SECTION (1) OF SECTION 148 OF THE COMPANIES ACT, 2013:**

The provision of sub-section (1) of Section 148 of the Companies Act, 2013 regarding maintenance of cost records does not apply to the Company, hence the Company is not required to maintain cost records, and accordingly, such accounts and records have not been made and maintained.

**DETAILS IN RESPECT OF FRAUDS REPORTING UNDER SECTION 143(12) OF THE COMPANIES ACT, 2013 BY STATUTORY AUDITOR:**

During the financial year under review, the statutory auditors have not reported any instances of fraud in the Company as per Section 143 (12) of the Companies Act, 2013. This is also supported by the report of the auditors of the Company as no fraud has been reported in their audit report for the financial year ended 31<sup>st</sup> March 2024.

**COMPLIANCE WITH SECRETARIAL STANDARDS:**

During the financial year under review, the Company has complied with the applicable SS-1 (Secretarial Standard on Meetings of the Board of Directors) and SS-2 (Secretarial Standard on General Meetings) issued by the Institute of Company Secretaries of India and approved by the Central Government under Section 118(10) of the Companies Act, 2013.

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

During the financial year under review, the Company has entered contract / arrangements / transaction with its related party pursuant to the provision of Section 188 of the Act, and the same were in the ordinary course of business on arm's length basis and are reported in note-26 forming part of the financial statements.

There was no material-related party transaction entered into by the Company. Accordingly, the disclosure of Related Party Transactions, as required under Section 134(3) of the Act in Form No. AOC-2 is not applicable.

**DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND THE COMPANY'S OPERATIONS IN THE FUTURE:**

There were no significant and material orders passed by any regulators or courts or tribunals impacting the going concern status and the Company's operations in the future.

**RISKS AND AREAS OF CONCERN:**

There is a continuous process for identifying, evaluating, and managing significant risks faced through a risk management process designed to identify the key risks facing the business. Risks would include significant weakening in demand from core-end markets, inflation uncertainties, adverse regulatory developments, etc. During the financial year, risk analysis and assessment were conducted, and no major risks were noticed.

**DISCLOSURES AND COMPLIANCE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013:**

The Company is committed to providing and promoting a safe and healthy work environment for all its employees. Prevention of sexual harassment policy, which is in line with the statutory requirements, along with a structured reporting and redressal mechanism, including the constitution of the Internal Complaints Committee in accordance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition, and Redressal) Act, 2013 ("POSH Act"), is in place.

The Company has complied with the applicable provisions of the POSH Act and has constituted an Internal Complaints Committee under the POSH Act. During the financial year under review, no complaints were received under the POSH Act's provisions.

**INTERNAL FINANCIAL CONTROLS:**

The Company has in place proper and adequate internal control systems commensurate with the nature of its business, size, and complexity of its business operations. Internal control systems comprising of policies and procedures are designed to ensure the reliability of financial reporting, compliance with policies, procedures, applicable laws, and regulations, and that all assets and resources are acquired economically used efficiently, and adequately protected.

The Audit Committee evaluates the efficiency and adequacy of the financial control system in the Company, its compliance with operating systems, and accounting procedures, and strives to maintain the standards in Internal Financial Control.

**CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO:****Conservation of energy:****Technology absorption:**

(i)	the steps taken or impact on the conservation of energy.	Though our operations are not energy-intensive, efforts have been made to conserve energy by utilizing energy-efficient equipment
(ii)	the steps taken by the company for utilizing alternate sources of energy	The Company is using electricity as the main source of energy and is currently not exploring any alternate source of energy.
(iii)	the capital investment on energy conservation equipment.	Not applicable

**Foreign exchange earnings and Outgo:**

During the financial year under review, there was no foreign exchange earnings and outgo.

**DISCLOSURE WITH RESPECT TO DEMAT SUSPENSE ACCOUNT / UNCLAIMED SUSPENSE ACCOUNT:**

The Company did not have any of its securities lying in demat/unclaimed suspense account arising out of public/bonus/rights issue as on 31<sup>st</sup> March 2024. Hence, the particulars relating to an aggregate number of shareholders and the outstanding securities in suspense account and other related matters do not arise.

**GREEN INITIATIVE:**

The Ministry of Corporate Affairs (MCA) has undertaken a green initiative in Corporate Governance by allowing paperless compliances compliance by the Companies and permitting the service of Annual Reports and documents to the shareholders through electronic mode subject to certain conditions and the Company continues to send Annual Reports and other communications in electronic mode to the members who have registered their email addresses with the Company.

**DETAILS OF PROCEEDINGS UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016:**

During the financial year under review, neither application was made nor proceeding initiated against the Company under the Insolvency and Bankruptcy Code, 2016, nor was any such proceeding pending at the end of the financial year under review.

## **VALUATION OF ASSETS:**

During the financial year under review, there was no instance of one-time settlement of loans / financial assistance taken from Banks or Financial Institutions, hence the Company was not required to carry out a valuation of its assets for the said purpose.

## **ACKNOWLEDGEMENT:**

Your directors wish to place on record their appreciation for the contribution made by the employees at all levels. Your directors also wish to thank its customers, dealers, agents, suppliers, investors, financial institutions, and government authorities for their continued support and faith reposed in the Company.

### **For Arunis Abode Limited**

**Dhara Desai**  
Managing Director  
DIN: 02926512  
Date: 09.08.2024  
Place: Mumbai

**Deniis Desai**  
Additional Director  
DIN: 02904192

## Annexure-I

## Form No. AOC-1

(Pursuant to first proviso to sub-section (3) of Section 129 of the Companies Act, 2013 read with Rule 5 of the Companies (Accounts) Rules, 2014)

A statement containing salient features of the financial statement of Subsidiaries / Associate companies / Joint Ventures

## Part "A": Subsidiary

(₹ in Lakh)

Sr. No.	1
Name of the Subsidiary	Arunis Realties Private Limited
The date since when the subsidiary was acquired	06 <sup>th</sup> July 2022
The reporting period for the subsidiary concerned, if different from the holding company's reporting period.	31 <sup>st</sup> March 2024
Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries	Not applicable
Share Capital	
Reserves and surplus	
Total Assets	6.09
Total Liabilities	6.09
Investments	0.49
Turnover	
Profit before taxation	2.83
Provision for taxation	
Proposed Dividend	
The extent of shareholding (in percentage)	100%

Names of subsidiaries which are yet to commence operations: NIL.

Names of subsidiaries which have been liquidated or sold during the year: Nil.

## Part "B": Associates

(₹ in Lakh)

<b>Sr. No.</b>	1
<b>Name of the Associates</b>	Arunis Edifice Private Limited
The date on which the Associate was associated or acquired	19 <sup>th</sup> July 2022
Shares of Associate held by the company on the year end	73500 shares
Amount of Investment in Associates	7350 (in Lakhs)
Extent of Holding (in percentage)	49%
Description of how there is a significant influence	having control of at more than 20% of the total share capital of the company
The reason why the associate/Joint venture is not consolidated, if any.	-
Net worth attributable to shareholding as per latest audited Balance Sheet	
<b>Profit or Loss for the year</b>	
i. Considered in Consolidation	
ii. Not Considered in Consolidation	

Names of associates which are yet to commence operations: NIL.

Names of associates which have been liquidated or sold during the year: Nil.

**For Arunis Abode Limited**

**Dhara Desai**  
 Managing Director  
 DIN: 02926512

**Deniis Desai**  
 Additional Director  
 DIN: 02904192

Date: 09.08.2024  
 Place: Mumbai



## Annexure – II

## Details of the ratio of remuneration of each director to the median employee's remuneration

(i)	The ratio of the remuneration of each director to the median remuneration of the employees of the company for the financial year:	
<b>Sr. No.</b>	<b>Name of the Directors</b>	<b>The ratio of remuneration to the median remuneration of the employees</b>
1.	Mrs. Dhara Desai	5.60
(Median remuneration of the employees of the Company for the financial year ended 31 <sup>st</sup> March 2024 was Rs.3,21,290/-)		
(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	
<b>Sr. No.</b>	<b>Name of the Directors / CFO / CS</b>	<b>% Increase over the last F.Y.</b>
1.	Mrs. Dhara Desai	50%
2.	Ms. Heena Banwari Lal Gupta	-
3.	Mrs. Garima Mandhanian	-
4.	Mr. Deniis Desai	-
(iii)	The percentage increase in the median remuneration of employees in the financial year	There was no increase in remuneration during the current financial year except for the remuneration of Mrs. Dhara Desai.
(iv)	The number of permanent employees on the rolls of the company	3 (as on 31st March 2024)
(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	As on 31 <sup>st</sup> March 2024, there was only One Employee other than the managerial personnel.  Except for Mrs. Dhara Desai, there were no major increases in the remuneration of managerial personnel and employee other than managerial personnel.

## Annexure III

Information as required under Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

## Names of the top ten employees of the Company in terms of remuneration drawn

Sr. No.	Name of Employees	Designation of the employee	Remuneration received (Amount in Rs.)	Nature of employment, whether contractual or otherwise	Qualifications and experience of the employee	Date of commencement of employment	Age (in Years)	Last employment held before joining the Company	The percentage of equity shares held by the employee in the Company within the meaning of Clause (iii) of subrule (2) of Rule 5	Whether any such employee is a relative of any director or manager of the Company and if so, the name of such director or manager
1.	Mrs. Dhara Desai	Managing Director	1800.00/-	Contractual	Bachelor of Science, more than 13 years of experience in Strategic Leadership (Educational Institution & Real Estate Industry)	11-11-2020	44	-	NIL	Wife of Mr. Deniis Desai, and sister of Mr. Chirag Jitendra Shah, Director (up to 26.03.2024) of the Company
2.	Mr. Deniis B. Desai**	Additional Director	-	Permanent	Master of Management Studies, more than 16 years of experience as a Strategic advisor in the field of Real Estate & Education	26-03-2024	43	-	70.16	Husband of Mrs. Dhara Desai, Managing Director of the Company

3.	Ms. Heena Gupta	CFO	480.00/-	Permanent	B. Com & MBA Finance, more than 8 years of experience in Accounts, Finance, and Taxation	11.11.2022	-	-	NIL	-
6.	Mrs. Garima Mandhania	Company Secretary and Compliance Officer	321.290/-	Permanent	CS & B.com	10.05.2023	-	-		-
7.	Mrs. Hirak Patel*	Company Secretary and Compliance Officer	38.170/-	Contractual	Company Secretary, 6 years of experience in Corporate Secretarial	16-09-2020 Resigned on 09.05.2023	-	-	NIL	-
7.	Mr. Harsh Mistry	Accounts Assistant	240.00/-	Permanent	M.Com around 3 years in Accounts	11-01-2021	-	-	NIL	-

\* Mrs. Hirak Patel resigned on 09.05.2023

\*\* Mr. Deniis Desai was appointed as an Additional Director on 26.03.2024

**Annexure-IV**

**Form No. MR-3**

**SECRETARIAL AUDIT REPORT**

**FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2024**

*[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]*

To,  
The Members,  
**Arunis Abode Limited**

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Arunis Abode Limited** (hereinafter called 'the Company'). The Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluation of the corporate conducts / statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minutes books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents, and authorized representatives during the conduct of Secretarial Audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended **31<sup>st</sup> March 2024** ('Audit Period') 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, minutes books, forms and returns filed and other records maintained by the Company for the financial year ended 31<sup>st</sup> March 2024 according to the provisions of:

- (i) The Companies Act, 2013 ('the Act') and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996, and the Regulations and Byelaws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment, and External Commercial Borrowings (not applicable to the Company during the Audit Period);
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
  - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (not applicable to the Company during the Audit Period);
  - d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (not applicable to the Company during the Audit Period);
  - e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (not applicable 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, 2021 (not applicable to the Company during the Audit Period);
  - h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (not applicable to the Company during the Audit Period); and
  - i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- (vi) I have not examined the Compliance by the Company:
- a) With Other laws including applicable labour, industrial, environmental, if any, and other industry specific laws (as informed above and certified by the management of the Company which is specifically applicable to the Company based on its industry/sector) since the compliance and monitoring of the said laws are to be ensured by the management of the Company.
  - b) With the applicable financial laws like direct and indirect Tax laws and Maintenance of Financial Records and Books of Accounts have not been reviewed in this Audit, since the same have been subject to review by the statutory financial audit by other designated professionals.
- (vii) I have also examined compliance with the applicable clauses of the following:
- a) Secretarial Standards issued by The Institute of Company Secretaries of India. (Applicable to the extent notified and enforced during the audit period).
  - b) The Listing Agreement entered into by the Company with the BSE Limited.
  - c) I have not examined compliance by the Company with applicable financial laws, like direct and indirect tax laws, since the same has been subject to review by other designated professionals.

**I report that** during the period under review, the Company has substantially complied with the provisions of the Act, Rules, Regulations, and Standards, etc. mentioned above, submission of returns, etc. as mentioned above.

**I further report that** The board of Directors of the Company is duly constituted with the proper balance of Executive Directors, Non-Executive Directors, and Independent Directors. There were changes in the composition of the Board of Directors during the period under review and the Company has complied with necessary compliance requirements for the same. The detail of the Change in composition of the Board and the Reconstitution of the Committees is provided in the Board's Report.

Adequate notices were given to all directors and members to schedule the Board and Committee meetings respectively, agenda and detailed notes on the 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 meetings.

All decisions at Board Meetings and Committee Meetings were taken unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

**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.

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I further report that,

During the audit period, there were no instances of:

- (i) Public/Right/Preferential issue of shares/debentures/sweat equity, etc.
- (ii) Redemption/buy-back of securities.
- (iii) Merger/amalgamation/reconstruction, etc.
- (iv) Foreign technical collaborations.

This report is to be read with an Annexure which forms an integral part of this report.

**For Bhavesh Chheda & Associates**  
*Company Secretary*

**CS Bhavesh Chheda**  
**Proprietor**  
**M. No. ACS 48035; C.P. No. 24147**  
**Peer Review No.: 3343/2023**  
**UDIN: A048035F000991384**

**Place: Mumbai**  
**Date: 09.08.2024**

**Note:** This report is to be read with my letter of even date which is annexed as Annexure-I and forms an integral part of this report.

**'Annexure V'**

To,  
The Members,  
**Arunis Abode Limited**

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

1. Maintenance of secretarial records 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 processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on a test basis to ensure that correct facts were reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and the Book of Accounts of the Company.
4. Wherever required, I have obtained Management representation about the compliance of laws, rules, and regulations and the happening of events, etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, and standards is the responsibility of management. My examination was limited to the verification of procedures on a test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**For Bhavesh Chheda & Associates**  
*Company Secretary*

**CS Bhavesh Chheda**  
**Proprietor**

**M. No. ACS 48035; C.P. No. 24147**  
**Peer Review No.: 3343/2023**  
**UDIN: A048035F000991384**

**Place: Mumbai**  
**Date: 09.08.2024**

## **Management Discussion and Analysis Report**

### **A. Industry structure and developments**

The Real Estate sector has been experiencing a significant boom in the recent quarters driven by factors such as rapid urbanization, policy reforms, increase in disposable income and a continuous growth in consumer sentiments. Last year, the sector registered remarkable progress, consolidating its position among various other sectors. With budget 2024 approaching, a strong sense of optimism prevails throughout the sector. There are numerous prerequisites that we are looking forward to being fulfilled, including a potential decrease in the GST rate, lower interest rates on home loans, decline in property prices overall, implementation of a more efficient single-window clearance system, and the development of off-center locations.

One major expectation from this year's budget is granting of industry status to the sector. The real estate industry has played a significant role in boosting the country's economic growth. Granting industry status to this sector will not only attract more investments but also streamline various governing procedures. Real estate sector being major contributor to the country's overall economic growth, keeping the sector alive and healthy is essential. The real estate industry contributes about 7% to the country's GDP and this figure is expected to rise to 10% of the country's total GDP by 2025. In 2019, the Indian real estate market stood at \$1.72 billion and is expected to hit \$9.3 billion by 2040. Along the same vein, the real estate sector which stood at \$200 billion by 2021, is expected to hit \$1 trillion by 2030! And all this is in spite of the hiccups the real estate industry has suffered in the past decade – ranging from demonetization, GST, RERA, and lastly the COVID-19 pandemic.

The real estate sector is going to continue on its journey of long term growth as we see a continuous rise in GDP per capita, larger disposable incomes, growing urbanization and most of all a larger focus of the world on us as the next big economy.”

The positive curve of India's real estate sector in 2024 is underpinned by robust market growth observed in the preceding year, particularly in 2023. Latest reports from the Indian real estate industry indicate a continuation of this upward trend, showcasing resilience and promise. The confluence of stable interest rates and escalating property prices has fueled a demand surge, primarily in the residential segment, creating a buoyant market atmosphere.

Government initiatives play a pivotal role in fostering stability and accessibility within the real estate landscape. The implementation of the “Housing for All” initiative underscores a commitment to making housing a reality for every Indian citizen. This strategic move not only addresses the housing deficit but also propels economic activity by generating employment through construction and related sectors.

The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodation. The construction industry ranks third among the 14 major sectors in terms of direct, indirect, and induced effects in all sectors of the economy. In FY23, India's residential property market witnessed the value of home sales reaching an all-time high of Rs. 3.47 lakh crore marking a robust 48% year-on-year increase. The volume of sales also exhibited a strong growth trajectory, with a 36% rise to 379,095 units sold.

Although 2023 was a challenging year due to rising interest rates and overall rising costs, One of the biggest strengths that the real estate industry has going for it is there continues to be stable demand. Property listings in 2023 hit record lows which exacerbated supply problems throughout the year. This pent-up demand will extend into the coming year, and with homeowners finally accepting that mortgage rates will not be dropping any time soon, there are predictions that more homes will likely hit the market in 2024. This signals good news for homebuyers and a positive outlook for the real estate market overall.



With stable rates or minimal adjustments, there are sentiments that home prices should mostly stay steady in 2024 with the prediction of prices falling only around 1%. This bodes particularly well for the industry as we do not expect to see any major price drops which could shake up the space.

The real estate market in India offers something for every type of investor out there. Considering 2023, the general Indian economy shows encouraging indicators, including a rebound from the current stock market fall, a predicted increase in the creation of new employment opportunities, and overall growth. These indicators will ultimately lead to a rise in the demand for housing societies in the country as more and more individuals step into the housing market.

## **CONCLUSION**

As India's real estate sector continues to evolve, stakeholders must adapt to changing market dynamics and consumer preferences. Embracing innovation, sustainability, and digitalization will be key to staying competitive and meeting the evolving needs of the market. Despite challenges, the sector presents ample opportunities for growth and investment, provided that stakeholders remain agile and proactive in their approach. By monitoring trends and using technology and partnerships, the Indian real estate industry can confidently navigate the changing landscape of 2024 and beyond.

## **B. Opportunities and Threats**

### **a) Opportunities:**

Your management has committed to turn around the Company and make it profitable at an early date by their sincere efforts, business acumen, experience and resources on emerging opportunities in the current scenario of the real estate industry. Demand for quality housing is immense in India and long-term structural drivers of consolidated supply and growing demand with moderate price growth are in place. The current consolidation and long-term drivers both present significant growth opportunities for our Company in the near to medium term.

Your Company is undergoing following two re-development projects during the FY 2023-24:

- Dwarka Co-operative Housing Society Limited, a Society registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. W-S-W / HSG / TC 3875 and having its office at Saraswati Road, Off Linking Road, Santacruz (West) Mumbai - 400054, Maharashtra, India. The Company has entered into a Memorandum of Understanding with Dwarka Co-operative Housing Society Limited on 21<sup>st</sup> January 2022.
- Ambadevi Co-operative Housing Society Limited, a Co-operative Housing Society registered under the provisions of the Maharashtra Co- operative Societies Act, 1960, bearing Registration Number: BOM/HSG-627 of 1964 and having its office at Saraswati Road, Off Linking Road, Santacruz (West) Mumbai - 400054, Maharashtra, India. The Company has entered into a Memorandum of Understanding with Ambadevi Co-operative Housing Society Limited on 16<sup>th</sup> February 2022. The redevelopment project of Ambadevi Co-operative Housing Society Limited has been assigned to Arunis Edifice Private Limited, an Associate company.

### **b) Threats:**

1. Fluctuations of interest rates have firm impact on residential real estate markets;
2. Increased bargaining power of suppliers of construction materials;
3. Entrants of new players with better and sound IT knowledge and improved technology;
4. Changing test of clients/consumers.

### C. SEGMENT-WISE OR PRODUCT-WISE PERFORMANCE

Revenue generated by the Company is from single segment only. Hence segment/product-wise performance is not applicable.

### D. OUTLOOK

India's real estate market has traditionally been one of the key drivers of economic growth, contributing significantly to the country's GDP. Despite facing headwinds in recent years, like liquidity crunch, regulatory reforms, and the COVID-19 pandemic, the sector has shown resilience and adaptability. In 2023, the market witnessed a gradual recovery, fueled by pent-up demand, favourable government policies, and increased digital adoption across the industry.

The Indian real estate market is not limited to cater to the local demand, but also seen as a global investment opportunity. NRIs, in particular, are actively participating in the market, not just as investors, but as a way to stay connected with their motherland. As of the fiscal year 2019-2020, NRIs accounted for about 10% of the total investments in the market. This figure has now grown to about 15% and is projected to be at 20% by the end of the year 2025. This is a clear indication of the market's global appeal and the trust it has garnered from the NRI community.

### E. RISKS AND CONCERNS

Some of the crucial areas of concern mentioned by the real estate sector have unfortunately not been addressed by the new budget. A few measures were expected by the builder community to address the rundown in the industry; for example, it was expecting to be part of the infrastructure status – which hasn't happened. Aside from this, there was a demand by the fraternity for a single window clearance mechanism – something which has also been ignored. Then there was the expectation of tax relief for the sector, and this has not been addressed either.

### F. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company believes that strong internal control system and processes plays a critical role in the functioning of the Company. Regular internal audits and checks ensure that responsibilities are discharged effectively. Your Company keeps on updating the IT infrastructure both hardware and software. The internal control system is designed to ensure that every aspect of the Company's activity is properly monitored.

### G. DISCUSSION ON FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE

The total income of the Company for the financial year under review was ₹166.53 Lakh as compared to ₹ 369.36 Lakh in the previous financial year and Net Profit (after tax) was ₹42.93Lakh as against ₹ 17.90 Lakh in the previous financial year and earning per shares was ₹1.43 as against ₹ 0.60 in the previous financial year.

### H. MATERIAL DEVELOPMENTS IN HUMAN RESOURCES / INDUSTRIAL RELATIONS FRONT, INCLUDING NUMBER OF PEOPLE EMPLOYED

Employees are the key to achieving the Company's objectives and strategies. Your Company provides the employees a fair and equitable work environment and support from their peers with a view to develop their capabilities leaving them with the freedom to act and to take responsibility for the tasks assigned. Your Company strongly believes that its team of capable and committed manpower, which is its core strength, is the key factor behind its achievements, success, and future growth. Industrial relations remained cordial during the year. Our constant endeavor is to work towards making an organization that is simple, diverse, and agile which will move fast and innovate better. As on 31<sup>st</sup> March 2024, 3 people were employed in the Company.

**DETAILS OF SIGNIFICANT CHANGES (I.E. CHANGE OF 25% OR MORE AS COMPARED TO THE IMMEDIATELY PREVIOUS FINANCIAL YEAR) IN KEY FINANCIAL RATIOS, ALONG WITH DETAILED EXPLANATIONS THEREFOR**

Key Financial Ratios	Standalone			Consolidated	
	2023-24	2022-23	% Change	2023-24	2022-23
Debtors Turnover	0.94	2.67	65%	0.94	2.67
Inventory Turnover	-	-	-	-	-
Interest Coverage	0.47	2.31	79%	0.35	2.31
Current Ratio	4.62	1.47	214%	4.62	1.48
Debt Equity	0.13	0.57	76%	0.14	0.57
Operating Profit Margin (%)	46.77	11.24	309.76%	49.08	11.21
Net Profit Margin (%)	35.22	5.20	577%	32.34%	5.00%

Note: Previous year’s ratios have been regrouped wherever necessary to conform to current year’s classification.

- a) The Interest Coverage Ratio was 0.47 in the financial year 2023-24 as against 2.31 in the previous financial year on account of the increase in Borrowings made during the financial year.
- b) The Current Ratio increased to 4.62 in the financial year 2023-24 as against 1.4 in the previous financial year due to a fund’s investment in the previous financial year;
- c) The Debt Equity Ratio was 0.13 in the financial year 2023-24 as against 0.57 in the previous financial year due to Fresh Borrowings made during the financial year.
- d) Operating Profit Margin Increased to 46.77% in the financial year 2023-24 as against 11.24% in the previous financial year due to Realised gain from trading in shares and mutual funds; and
- e) Net Profit Margin increased to 35.22% in the financial year 2023-24 as against 5.20% in the previous financial year due to Realised gain from trading in shares and mutual funds.

**I. DETAILS OF ANY CHANGE IN RETURN ON NET WORTH AS COMPARED TO THE IMMEDIATELY PREVIOUS FINANCIAL YEAR ALONG WITH A DETAILED EXPLANATION THEREOF**

**Standalone:** Return on Net Worth in the financial year 2023-24 was 6.80% as against 2.98% in the financial year 2022-23. During the financial year under review, return on Net Worth increased by 128% as compared to immediate previous financial year due to profit in trading in securities.

**Consolidated:** Return on Net Worth in the financial year 2023-24 was 6.28% as against 2.87% in the Financial Year 2022-23. During the financial year under review, return on Net Worth increased by 118% as compared to immediate previous financial year due to profit in trading in securities.

**INDEPENDENT AUDITORS' REPORT**

**To The Members of  
Arunis Abode Limited (formerly known as M. B. Parikh Finstocks Limited)  
Report on the Audit of the Standalone Financial Statements**

**Opinion**

We have audited the standalone financial statements of **Arunis Abode Limited (formerly known as M. B. Parikh Finstocks Limited)** ("the Company"), which comprise the balance sheet as at 31<sup>st</sup> March, 2024, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("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 31<sup>st</sup> March, 2024, and profit and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

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

**The Key Audit Matters**

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

**Revenue Recognition:**

The Company has major income from consultancy to its clients relating to real estate business and other incomes.

The Company applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from consultancy, which is being recognised at a point in time upon the Company satisfying its performance obligation which is linked to the informing customer of completion of service and receiving confirmation from customer regarding invoice generation.

Since significant judgement is involved in identifying performance obligations and determining when 'confirmation' of the customer is received basis which revenue is recognised, we have considered revenue recognition as a key audit matter.

Our audit procedures in respect of this area, among others, included the following:

- Read the company's revenue recognition accounting policies and evaluated the appropriateness of the same with respect to principles of Ind AS 115 and their application to the significant customer contracts;
- Obtained and understood the company's process for revenue recognition including identification of performance obligations and receipt of confirmation from customer for completion of service;

- Evaluated the design and implementation and verified, on a test check basis, the operating effectiveness of key internal controls over revenue recognition including controls around provision of consultancy and receiving customer confirmation;
- Verified the sample of revenue contract for consultancy to identify the performance obligations of the company under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under Ind AS 115;
- Assessed the adequacy and appropriateness of the disclosures made in standalone financial statements in compliance with the requirements of Ind AS 115 - 'Revenue from contracts with customer'.

### **Information Other than the standalone Financial Statements and Auditors' Report Thereon**

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not include the standalone financial statements and our auditors' report thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Standalone Financial Statements**

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

In preparing the standalone financial statements, management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Board of Directors is also responsible for overseeing the Company's standalone financial reporting process.

### **Auditor's Responsibilities for the Audit of the Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether standalone the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.
- 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 standalone financial statement of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal and Regulatory Requirements**

1. As required by Section 143(3) of the Act, we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - c) The balance sheet, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

- d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under section 133 of the Act.
- e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2024 taken on record by the Board of Directors, none of the directors are disqualified as on 31<sup>st</sup> March, 2024 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to standalone financial statements.
- g) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act as amended:  
In our opinion and according to the information and explanations given to us, the remuneration paid by the company which are incorporated in India to its directors during the current year is in accordance with the provisions of Section 197 of the Act.
- h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its Standalone financial position.
  - ii. The Company does not have any material long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. (a) The Management has represented that, to the best of its knowledge and belief, other than disclosed in notes, to the Standalone Financial Statements, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (b) The Management has represented, that, other than disclosed in notes, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
  - v. Based on our examination which included test checks, the Company has used accounting software "Tally Prime (Edit Log)" for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, where audit trail (edit log) facility was enabled and operated, we did not come across any instance of the audit trail feature being tampered with.

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

**For : A R P A N & Associates LLP  
(Formerly known as A Yadav & Associates LLP)  
Chartered Accountants  
FRN: 129725W/W100686**

**CA Arvind K. Yadav, Partner  
Membership No: 047422  
Place: Vadodara,  
Date: 24-May-2024,  
UDIN: 24047422BKBLKA7940**

**ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF ARUNIS ABODE LIMITED (FORMERLY KNOWN AS M. B. PARIKH FINSTOCKS LIMITED) FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2024**

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- i) (a) (A) The Company has maintained proper records of **Property, Plant and Equipment** regarding particulars including quantitative details and situation of the said assets.
- (B) The Company is not having any intangible assets. Hence the provisions of clause (i)(a)(B) of paragraph 3 of the Order are not applicable to the company.
- (b) As per information and explanations provided to us, the management has carried out regular program of verification in a phased manner which, in our opinion, is reasonable having regards to the size of the company and the nature of its assets.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the title deed of immovable property is held in the name of erstwhile M. B. Parikh Finstocks Limited. The name of the Company was changed from M. B. Parikh Finstocks Limited to Arunis Abode Limited w.e.f. 9th November, 2020.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not revalued its property, plant and equipment (including right of use assets) or intangible assets or both during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the company, there are no proceedings initiated or pending against the company for holding any benami property under the Prohibition of Benami Property Transaction Act, 1988 and rules made thereunder.
- ii) (a) We are informed that the Company did not have inventory at any time during the period under Audit. Hence Reporting under Clause 3(ii) of the Companies (Auditor's Report) Order, 2020 in respect of inventory is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of the security of current assets at any point of time during the year. Accordingly, clause 3 (ii)(b) of the Order is not applicable to the company.



iii) The Company has made investments in companies, firms, Limited Liability Partnerships, and granted unsecured loans to other parties, during the year, in respect of which:-

- (a) According to the information explanation provided to us, the Company has provided inter-corporate deposits.

(₹ in '000)

Particulars	Guarantees	Security	Loans	Advances in the nature of loans
-Subsidiaries	-	-	-	-
-Joint Ventures	-	-	-	-
-Associates	-	-	-	20,200
-Other Parties	-	-	-	-
Balance outstanding as at balance sheet date in respect of above cases*				
-Subsidiaries	-	-	-	-
-Joint Ventures	-	-	-	-
-Associates	-	-	-	16,600
-Other Parties	-	-	-	-

\*Represents balance of parties in respect of which any transaction was done during the year.

- (b) In our opinion, the investments made and the terms and conditions of the grant of loans, during the year are prima facie, not prejudicial to the Company's interest.
- (c) In respect of loans granted by the Company, the schedule of repayment of principal and payment of interest has been stipulated and the repayments of principal amounts and receipts of interest are generally been regular as per stipulation.
- (d) In respect of loans granted by the Company, there is no overdue amount remaining outstanding as at the balance sheet date.
- (e) No loan granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties.
- (f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.
- iv) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not given any loans or provided guarantees or securities as specified under Section 185 of the Companies Act, 2013 ("the Act"). The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of investments made.
- v) In our opinion and according to information and explanations given to us, the company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.



- vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Companies Act, 2013 in respect of the products dealt with by the company. Accordingly, the clause 3(vi) of the Order is not applicable.
- vii) (a) The company does not have liability in respect of Service Tax, Duty of excise, Sales tax and Value added tax during the year since effective 1st July 2017, these statutory dues has been subsumed into Goods and Services Tax ("GST").
- According to the information and explanations given to us and on the basis of our examination of the records of the company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including GST, Income Tax, TDS, and other statutory dues to the extent applicable to the company have been regularly deposited by the company with the appropriate authorities.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the company, no undisputed amounts payable in respect of GST, Income Tax, TDS, and other statutory dues to the extent applicable to the company were in arrears as at 31st March 2024 for a period of more than six months from the date they became payable.
- viii) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not defaulted in the repayment of loans or borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not been declared a willful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, term loan availed by the company has been used for the object for which it was obtained.
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- (e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, as defined in the Act. The company holds investment in equity shares/ debentures of Rs. 394.58 Lacs in subsidiary and associate as at 31<sup>st</sup> March 2024.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries (as defined under the Act).
- x) (a) The company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of 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. Accordingly, clause 3(x)(b) of the Order is not applicable.

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- xi) (a) Based on examination of the books of records of the company and according to the information and explanations given to us, considering the principles of materiality outlined in the Standards on Auditing, we report that no fraud by the company or on the company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under subsection (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As per the information given to us, no whistle blower complaints were received by the company during the year.
- xii) According to the information and explanations given to us, the company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- xiii) In our opinion and according to the information and explanations given to us, the transaction with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv) (a) In our opinion and according to the information and explanations given to us and our audit procedures, the company has an Internal Audit System commensurate with the size and nature of its business.
- (b) We have considered the Internal Audit Reports of the company issued till date for the period under review.
- xv) In our opinion and according to the information and explanations given to us, the company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the company.
- xvi) (a) The company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clauses 3(xvi)(a) and 3(xvi)(b) of the Order are not applicable.
- (b) The company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clauses 3(xvi)(b) of the Order are not applicable.
- (c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us during the course of audit, the Group does not have any CICs. Accordingly, clause 3(xvi)(d) of the Order is not applicable.
- xvii) The company has not incurred cash losses in the current and in the immediately preceding financial year.
- xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further stated that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

xx) In our opinion and according to the information and explanations given to us, there is no liability of the company under section 135 of the Act relating to corporate social responsibility pursuant. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

**For: A R P A N & Associates LLP  
(Formerly known as A Yadav & Associates LLP)  
Chartered Accountants  
FRN: 129725W/W100686**

**CA Arvind K. Yadav, Partner  
Membership No: 047422**

**Place: Vadodara,  
Date: 24-May-2024,  
UDIN: 24047422BKBLKA7940**

**ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF ARUNIS ABODE LTD FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2024**

(Referred to in paragraph 1 (A) (f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

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

**Opinion**

In conjunction with our audit of the Ind AS standalone financial statements of **Arunis Abode Limited** (“the Company”) as of and for the year ended 31st March, 2024 we have audited the internal financial controls over financial reporting as of that date. In our opinion, the company has in all material respects, has adequate internal financial controls with and such internal financial controls were operating effectively as at 31st March, 2024 based on the internal financial controls with reference to consolidated financial statements criteria established by such companies considering the essential components of such internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “Guidance Note”).

**Management’s Responsibility for Internal Financial Controls**

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

**Auditor’s Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the

audit to obtain reasonable assurance about whether adequate internal financial controls 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 internal financial controls with reference to financial statements.

**Meaning of Internal Financial Controls over Financial Statements.**

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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls with reference to Financial Statements.**

Because of the inherent limitations of internal financial controls 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.

**For : A R P A N & Associates LLP  
(Formerly known as A Yadav & Associates LLP)  
Chartered Accountants  
FRN: 129725W/W100686**

**CA Arvind K. Yadav, Partner  
Membership No: 047422**

**Place: Vadodara,  
Date: 24-May-2024,  
UDIN: 24047422BKBLKA7940**

## Standalone Balance Sheet as at 31st March 2024

(Amount in ₹ '000)

Particulars	Note No.	As at 31st March, 2024	As at 31st March, 2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, Plant and Equipment	4A	10,711.86	19,849.21
(b) Investment Property	4B	7,815.83	-
Investments	5	39,461.70	39,461.70
(c) Income-Tax Assets (Net)	6	751.46	2,259.34
<b>Current assets</b>			
(a) Financial Assets			
(i) Securities for trade	7	45.89	12,438.56
(ii) Trade receivables	8	35.57	25,787.53
(iii) Cash and cash equivalent	9	381.33	221.62
(iv) Other Bank Balance	10	10	10
(v) Other Financial Assets	11	19,717.20	873.98
(b) Other current assets	12	1,430.16	551.29
		<b>21,620.15</b>	<b>39,882.98</b>
<b>Total Assets</b>		<b>80,361.00</b>	<b>1,01,453.23</b>
<b>EQUITY AND LIABILITIES</b>			
<b>(I) EQUITY</b>			
(a) Equity Share capital	13	30,000.00	30,000.00
(b) Other Equity	14	35,252.32	30,959.16
		<b>65,252.32</b>	<b>60,959.16</b>
<b>(II) LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial Liabilities			
Borrowings	15	7,146.48	10,206.14
Deferred tax liabilities (Net)	20	3,279.43	3,185.58
		<b>10,425.91</b>	<b>13,391.72</b>
<b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	16	1,599.05	24,362.52
(ii) Trade payables	17	-	-
- Dues of Micro, Small and Medium enterprises		-	-
- Other dues		1,309.48	469.11
(iii) Other financial liabilities	18	-	10.81
(b) Other current liabilities	19	443.48	2,259.91
(c) Current tax liabilities		1,330.76	-
		<b>4,682.77</b>	<b>27,102.35</b>
<b>Total Equity and Liabilities</b>		<b>80,361.00</b>	<b>1,01,453.23</b>

Contd...

**See accompanying notes to the financial statements**

In terms of our report attached  
**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Registration No: 129725W/W100686

**For and on behalf of the Board of Directors of  
Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima  
Mandhanian**  
Company Secretary  
& Compliance Officer

**Vadodara**  
**24th May 2024**

**Mumbai**  
**24th May 2024**



## Standalone Statement of Profit and loss for the year ended 31st March 2024

(Amount in ₹ '000)

Sr. No.	Particulars	Note No.	For the year ended 31st March, 2024	For the year ended 31st March, 2023
	<b>INCOMES</b>			
I	Revenue From Operations	21	12,189.96	34,420.26
II	Other Income	22	4,463.54	2,516.14
III	<b>Total Income (I+II)</b>		<b>16,653.50</b>	<b>36,936.40</b>
	<b>EXPENSES</b>			
	Employee benefits expense	23	2,915.00	3,992.84
	Finance costs	24	3,233.80	2,945.09
	Depreciation and Amortization expense	4	1,752.37	1,397.09
	Other expenses	25	3,051.67	24,724.46
	<b>Total expenses (IV)</b>		<b>10,952.84</b>	<b>33,059.48</b>
V	<b>Profit/(loss) before exceptional items and tax (I- IV)</b>		<b>5,700.66</b>	<b>3,876.92</b>
VI	<b>Exceptional Items</b>		-	-
V	<b>Profit before tax (III-IV)</b>		<b>5,700.66</b>	<b>3,876.92</b>
VI	<b>Tax expense:</b>			
	Current tax	20	1,330.76	1,010.64
	Excess Provision of Tax Written-back	20	(17.11)	(123.14)
	Deferred tax	20	93.85	1,199.14
VII	<b>Profit for the period (V-VI)</b>		<b>4,293.16</b>	<b>1,790.28</b>
VIII	<b>Other Comprehensive Income</b>			
	Items that will not be reclassified to Profit and Loss account			
	(i) (Loss) on investments through Other Comprehensive Income		-	-
	(ii) Income tax on above		-	-
IX	<b>Total Comprehensive Income for the year (VII-VIII)</b>		<b>4,293.16</b>	<b>1,790.28</b>
X	<b>Earnings per share (Equity shares with face value of ₹ 10 each)</b>			
	(1) Basic earnings per share in ₹		1.43	0.60
	(2) Diluted earnings per share in ₹		1.43	0.60

See accompanying notes to the financial statements In terms of our report attached

**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Registration No: 129725W/W100686

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940  
**Vadodara**  
**24th May 2024**

**For and on behalf of the Board of Directors of**  
**Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhania**  
Company Secretary  
& Compliance Officer

**Mumbai**  
**24th May 2024**

**Standalone Cash Flow Statement for the year ended 31st March 2024**

(Amount in ₹ '000)

Sr. No.	Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
A	<b>Cash Flow From Operating Activities</b>		
	Profit Before Tax	5,700.66	3,876.92
	<u>Adjustments for:</u>		
	Depreciation and amortisation expense	1,752.37	1,397.09
	Finance cost	3,233.80	2,945.09
	Gain on Financial Instruments at Fair Value through Profit and Loss (net)	(5,665.16)	(2,512.01)
	Profit on sale of Property, Plant and Equipment	-	(73.35)
	Interest Income	(2,713.33)	(1,716.57)
	Dividend Income	(26.10)	(153.11)
	Rent Income	(877.25)	(145.00)
	Fair Value Gain on investment in OCD	(846.86)	(428.11)
	<b>Operating Profit before Working Capital Changes</b>	<b>558.13</b>	<b>3,190.95</b>
	<u>Changes in working capital:</u>		
	Securities for trade	18,057.83	44,568.41
	Trade Receivables	25,751.96	(25,787.53)
	Financial Assets	(180.00)	20,400.00
	Other current Assets	(32.01)	(41.68)
	Trade payables	840.37	(24,649.42)
	Financial Liabilities	(10.81)	(70.56)
	Other current liabilities	(1,816.43)	2,247.50
	Taxes Paid (net)	1,524.99	(1,077.68)
	<b>Net Cash Flow from/ (used in) Operating Activities</b>	<b>44,694.03</b>	<b>18,779.99</b>
B	<b>Cash Flow From Investing Activities :</b>		
	Purchase of property, plant and equipment and investment property	(430.85)	(8,745.24)
	Proceeds from sale of property, plant and equipment and investment property	-	1,536.80
	Purchase of optionally convertible debentures	-	(38,300.00)
	Investment in Inter-corporate Deposits	(16,749.45)	-
	Purchase of shares of subsidiary	-	(423.70)
	Proceeds from sale of shares of subsidiary	-	765.00
	Purchase of shares in other companies	-	(3.00)
	Interest received	799.56	1,503.12
	Dividend received	26.10	153.11
	Rent Received	877.25	145.00
	<b>Net Cash Flow from Investing Activities</b>	<b>(15,477.39)</b>	<b>(43,368.91)</b>
C	<b>Cash Flow From Financing Activities</b>		
	Repayment of Borrowings	(25,823.13)	(1,505.94)
	Proceeds from Borrowings	-	19,175.60
	Proceeds From Deposits with Bank	-	1,750.00
	Interest paid	(3,233.80)	(2,934.28)
	<b>Net Cash Flow from/ (used in) Financing Activities</b>	<b>(29,056.93)</b>	<b>16,485.38</b>
	<b>Net Increase/ (Decrease) in Cash &amp; Cash Equivalents</b>	<b>159.71</b>	<b>(8,103.54)</b>
	<b>Cash and Cash Equivalents as at the beginning of the year</b>	<b>221.62</b>	<b>8,325.16</b>
	<b>Cash and Cash Equivalents as at end of the year</b>	<b>381.33</b>	<b>221.62</b>

In terms of our report attached  
**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Registration No: 129725W/W100686

**For and on behalf of the Board of Directors of**  
**Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhanja**  
Company Secretary  
& Compliance Officer

**Vadodara**  
**24th May 2024**

**Mumbai**  
**24th May 2024**

## Standalone Statement of Changes in Equity for the year ended 31st March 2024

## A. Equity Share Capital

(Amount in ₹ '000)

Particulars	Note	Amount
<b>Issued, Subscribed and fully paid equity shares of ₹ 10 each</b>		
Balance as at 1st April, 2022		30,000.00
Changes during the year	14	-
Balance as at 31st March, 2023		30,000.00
Changes during the year	14	-
Balance as at 31st March, 2024		30,000.00

## B. Other Equity

Particulars	Retained Earnings		Total
	Retained Earnings	General Reserve	
<b>Balance as on 1st April, 2022</b>	28,650.01	518.87	29,168.88
Profit for the year	1,790.28	-	1,790.28
Other comprehensive income for the year	-	-	-
<b>Balance as on 31st March, 2023</b>	<b>30,440.29</b>	<b>518.87</b>	<b>30,959.16</b>
<b>Balance as on 1st April, 2023</b>	30,440.29	518.87	30,959.16
Profit for the year	4,293.16	-	4,293.16
Other comprehensive income for the year	-	-	-
<b>Balance as on 31st March, 2024</b>	<b>34,733.45</b>	<b>518.87</b>	<b>35,252.32</b>

In terms of our report attached

**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Registration No: 129725W/W100686

**For and on behalf of the Board of Directors of**  
**Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhania**  
Company Secretary  
& Compliance Officer

**Vadodara**  
**24th May 2024**

**Mumbai**  
**24th May 2024**

**Notes to Standalone Financial Statements of Arunis Abode Limited for the Financial Year 2023-24****Note 1 Company Overview**

Arunis Abode Limited (hereinafter referred to as "the company") is a public company domiciled in India and is incorporated under the provisions of the Companies Act, 1956 having a CIN: L70100GJ1994PLC021759 (old CIN L65910GJ1994PTC021759). Equity shares are listed on Bombay Stock Exchange (BSE).

The Management of the Company changed its main object in the financial year 2020-21 to undertake Real Estate Business and dealing in commodities as per Resolution dated 27th May, 2020. The company has filed prescribed documents with the Registrar of Companies. Certificate of Incorporation pursuant to change of Name of the company issued by Ministry of Corporate Affairs on 09/11/2020. Earlier the Company was engaged only in business of Stock and Securities Trading and Investment. Further, the management has discontinued active trading / investing in shares and mutual funds in Cash and Future & Options segments from February 2024.

The Registered office of the company is situated at "Desai House", Survey No: 2523, Costal High Way, Umersadi, Killa Pardi, Valsad, Gujarat 396125.

**Note 2 Basis of preparation of financial statements****2.1 Basis of preparation and compliance with Ind AS**

The financial statements of the Company as at and for the year ended March 31, 2024 have been prepared in accordance with Indian Accounting standards ('Ind AS') notified under section 133 of the Companies Act, 2013 ('Act') and the Companies (Indian Accounting Standards) Rules issued from time to time and relevant provisions of the Companies Act, 2013 (collectively called as Ind AS).

**2.2 Basis of measurement**

The standalone financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVOCI) instruments, derivative financial instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value.

**2.3 Functional and presentation currency**

The financial statements are prepared in Indian Rupees, which is the Company's functional and presentation currency. All financial information presented in Indian Rupees has been rounded to the nearest Rupee.

**2.4 Current and non-current classification**

The Company presents assets and liabilities in the Balance Sheet based on current / non-current classification. An asset is classified as current if it satisfies any of the following criteria:

- a) It is expected to be realised or intended to sale or consumed in the Company's normal operating cycle,
- b) It is held primarily for the purpose of trading,
- c) It is expected to be realised within twelve months after the reporting period, or
- d) It is a cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current if it satisfies any of the following criteria:

- a) it is expected to be settled in the Company's normal operating cycle,
- b) it is held primarily for the purpose of trading,

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

The Company classifies all other liabilities as noncurrent. Current liabilities include current portion of noncurrent financial liabilities. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The standalone financial statements for the year ended March 31, 2024 are being authorised for issue in accordance with a resolution of the Board of Directors passed on May 24, 2024.

The Company has applied the following accounting policies total periods presented in the financial statements.

## **2.1 - Revenue recognition**

### **Revenue from Contracts with Customers**

Revenue (other than for those items to which Ind AS 109 Financial Instruments are applicable) is measured at fair value of the consideration received or receivable. Ind AS 115, Revenue from contracts with customers, outlines a single comprehensive model of accounting for revenue arising from contracts with customers.

The Company recognises revenue from contracts with customers based on a five-step model as set out in Ind AS 115:

Step 1: Identify contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2: Identify performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3: Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company allocates the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognise revenue when (or as) the Company satisfies a performance obligation.

The Company recognises revenue from consultancy provided for real-estate projects. Interest income is recognized using the effective interest rate method. Interest is earned on delayed payments from customers and is recognised on a time proportion basis taking into account the amount outstanding from customers and the rates applicable. Dividend income is recognised when the right to receive payment of the dividend is established, it is probable that the economic benefits associated with the dividend will flow to the Company and the amount of the dividend can be measured reliably.

## **2.2. - Operating Segments**

Segments have been identified in accordance with Indian Accounting Standards (Ind AS) 108 on Operating Segments considering the risk or return profiles of the business. As required under Ind AS 108, the Chief Operating Decision Maker (CODM) evaluates the performance and allocates resources based on analysis of various performance indicators. Accordingly, information has been presented for the Company's operating segments and the Company has identified business segment as primary segment. The reportable segment is real estate consultancy and the trading in securities.

## **2.3 - Investment in subsidiaries**

Investment in subsidiaries is carried at cost in the separate financial statements.

**2.4 - Property, plant and equipment**

Property, plant and equipment are stated at acquisition cost less accumulated depreciation and accumulated impairment losses, if any. Subsequent costs are included in the asset’s carrying amount. Items of property, plant and equipment are initially recorded at cost.

Cost comprises acquisition cost, borrowing cost if capitalization criteria are met, and directly attributable cost of bringing the asset to its working condition for the intended use. Subsequent expenditure relating to property, plant and equipment is capitalized only when it is probable that future economic benefit associated with these will flow with the Company and the cost of the item can be measured reliably. Items of Property, plant and equipment that have been retired from active use and are held for disposal are stated at the lower of their net book value or net realisable value and are shown separately in the financial statements, if any.

**Depreciation methods, estimated useful lives and residual value**

Depreciation on Property, plant and equipment is provided on Straight Line Method at the rates prescribed in Schedule II to the Company’s Act, 2012. Depreciation on additions to Property, plant and equipment and assets disposed off/discarded is charged on pro-rata basis.

The useful lives have been determined based on technical valuation done by the management’s expert which are higher than those specified by Schedule II to the Companies Act; 2013, in order to reflect the actual usage of the assets. The residual values are not more than 5% of the original cost of the asset.

The assets’ residual values and useful lives are reviewed and adjusted if appropriate, at the end of each reporting period. An asset’s carrying amount is written down immediately to its recoverable amount if the asset’s carrying amount is greater than its estimated recoverable amount.

The useful lives of the property, plant and equipment are as follows:

<b>Assets</b>	<b>Estimated Useful Life (in years)</b>
Office Buildings	60
Furniture and Fittings	10
Motor Vehicles	8
Office Equipment	5
Computers	3

**Capital work-in-progress and Capital advances:**

Capital work-in-progress are property, plant and equipment which are not yet ready for their intended use. Advances given towards acquisition of fixed assets outstanding at each reporting date are shown as other non-financial assets.

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

**De-recognition:**

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising from de-recognition, disposal or retirement of an item of property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised net, within “Other Income” or “Other Expenses”, as the case may be, in the Statement of Profit and Loss in the year of de-recognition, disposal or retirement.

### 2.5 - Borrowing costs

Borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

### 2.6 - Investment

Investment in equity shares which were not regularly traded on stock exchange is considered to be current investment.

### 2.7 - Financial instruments

#### Recognition and Initial Measurement

The Company recognizes all the financial assets and liabilities at its fair value on initial recognition; In the case of financial assets not valued at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset are added to the fair value on initial recognition. The financial assets are accounted on a trade date basis.

**Classification and subsequent measurement of financial asset or financial liability:** For subsequent measurement, financial assets are categorised into:

a. **Amortised cost:** The Company classifies the financial assets at amortised cost if the contractual cash flows represent solely payments of principal and interest on the principal amount outstanding and the assets are held under a business model to collect contractual cash flows. The gains and losses resulting from fluctuations in fair value are not recognised for financial assets classified in amortised cost measurement category.

b. **Fair value through other comprehensive income (FVOCI):** The Company classifies the financial assets as FVOCI if the contractual cash flows represent solely payments of principal and interest on the principal amount outstanding and the Company's business model is achieved by both collecting contractual cash flow and selling financial assets. In case of debt instruments measured at FVOCI, changes in fair value are recognised in other comprehensive income.

The impairment gains or losses, foreign exchange gains or losses and interest calculated using the effective interest method are recognised in profit or loss. On de-recognition, the cumulative gain or loss previously recognised in other comprehensive income is re-classified from equity to profit or loss as a reclassification adjustment. In case of equity instruments irrevocably designated at FVOCI, gains / losses including relating to foreign exchange, are recognised through other comprehensive income. Further, cumulative gains or losses previously recognised in other comprehensive income remain permanently in equity and are not subsequently transferred to profit or loss on de-recognition.

c. **Fair value through profit or loss (FVTPL):** The financial assets are classified as FVTPL if these do not meet the criteria for classifying at amortised cost or FVOCI. Further, in certain cases to eliminate or significantly reduce a measurement or recognition inconsistency (accounting mismatch), the Company irrevocably designates certain financial instruments at FVTPL at initial recognition. In case of financial assets measured at FVTPL, changes in fair value are recognised in profit or loss.

Profit or loss on sale of investments is determined on the basis of first-in-first-out (FIFO) basis.

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

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

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

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.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

**Level 1 financial instruments:** Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

**Level 2 financial instruments:** Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

**Level 3 financial instruments:** Those that include one or more unobservable input that is significant to the measurement as whole.

Based on the Company's business model for managing the investments, the Company has classified its investments and securities for trade at FVTPL.

Financial liabilities are carried at amortised cost using the effective interest rate method. For trade and other payables, the carrying amount approximates the fair value due to short maturity of these instruments.

**d. De-recognition:** The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset. The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

**e. Impairment of financial assets:** In accordance with Ind AS 109, the Company applies expected credit loss model (ECL) for measurement and recognition of impairment loss. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. At each reporting date, the Company assesses whether the loans have been impaired. The Company is exposed to credit risk when the customer defaults on his contractual obligations. For the computation of ECL, the loan receivables are classified into three stages based on the default and the aging of the outstanding. If the amount of an impairment loss decreases in a subsequent period, and the decrease can be related objectively to an event occurring after the impairment was recognised, the excess is written back by reducing the loan impairment allowance account accordingly. The write-back is recognised in the statement of profit and loss.

The Company recognises life time expected credit loss for trade receivables and has adopted the simplified method of computation as per Ind AS 109. The Company considers outstanding overdue for more than 90 days for calculation of expected credit loss. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

## **2.8 Cash and cash equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

## **2.9 - Provisions, Contingent liabilities, Contingent assets and Commitments: General**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are determined based on management estimates required to settle the obligation at the balance sheet date, supplemented by experience of similar transactions. These are reviewed at the balance sheet date and adjusted to reflect the current management estimates.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is termed as a contingent liability.

Contingent assets are neither recognised nor disclosed.

### **2.10 - Earnings per share**

Basic earnings per share are 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. No instruments have been issued by the company or are outstanding on the end of the reporting period that has the potential to dilute the EPS.

### **2.11- Trade Receivables**

Trade receivables are amounts due from customers for services performed in the ordinary course of business. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Company holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.

### **2.12 - Employee benefits – Short-term employee benefits**

Short term employee benefits include salaries and short-term cash bonus. A liability is under short-term cash bonus or target-based incentives if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably. These costs are recognised as an expense in the Statement of Profit and Loss at the undiscounted amount expected to be paid over the period of services rendered by the employees to the Company.

### **2.13 - Borrowing costs**

Borrowing costs include interest expense as per the effective interest rate (EIR) and other costs incurred by the Company in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the year in which they are incurred. The difference between the discounted amount mobilized and redemption value of commercial papers is recognized in the statement of profit and loss over the life of the instrument using the EIR.

### **2.14 Income tax**

The income tax expense comprises current and deferred tax incurred by the Company. Income tax expense is recognised in the income statement except to the extent that it relates to items recognised directly in equity or OCI, in which case the tax effect is recognised in equity or OCI. Income tax payable on profits is based on the applicable tax laws in each tax jurisdiction and is recognised as an expense in the period in which profit arises.

Current tax is the expected tax payable/receivable on the taxable income or loss for the period, using tax rates enacted for the reporting period and any adjustment to tax payable/receivable in respect of previous years. Current tax assets and liabilities are offset only if, the Company has a legally enforceable right to set off the recognised amounts; and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purpose and the amounts for tax purposes. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised, for all deductible temporary differences, to the extent it is probable that future taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized, such reductions are reversed when the probability of future taxable profits improves.

The tax effects of income tax losses, available for carry forward, are recognised as deferred tax asset, when it is probable that future taxable profits will be available against which these losses can be set-off. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

### **Note- 2.15 Critical and significant accounting judgements, estimates and assumptions**

#### **Critical estimates and judgements**

The following are the critical judgements, apart from those involving estimations that the management have made in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognized in the financial statements. Actual results may differ from these estimates.

These estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates in the period in which the estimate is revised if their vision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

#### **(a) Useful lives of property, plant and equipment and intangible assets**

Management reviews the useful lives of depreciable assets at each reporting. As at March 31, 2024 management assessed that the useful lives represent the expected utility of the assets to the Company. Further, there is no significant change in the useful lives as compared to previous year.

#### **(b) Recognition and measurement of provision and contingencies**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the reporting date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

#### **(c) Recognition of deferred tax assets / liabilities:**

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

### **Significant accounting judgements, estimates and assumptions**

The preparation of the company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

#### **Judgements**

In the process of applying the company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the standalone financial statements.

**Estimates and assumptions**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The company based on its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur.

**Provision and contingent liability**

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

In terms of our report attached

**For A R P A N & Associates LLP  
(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Registration No: 129725W/W100686

**For and on behalf of the Board of Directors of  
Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhania**  
Company Secretary  
& Compliance Officer

**Vadodara  
24th May 2024**

**Mumbai  
24th May 2024**

## Note 4A Property, Plant and Equipment

(Amount in ₹ '000)

Particulars	Gross Block				Accumulated depreciation				Net Block	
	Balance as at 1st, April, 2023	Additions	Disposals	Balance as at 31st March, 2024	Balance as at 1st, April, 2023	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2024	Balance as at 31st March, 2024	Balance as at 31st March, 2023
(a) Buildings	9,002.00	-	9,002.00	-	1,043.63	-	1,043.63	-	-	7,958.37
(b) Computers	182.8	65.85	-	248.65	50.17	46.11	-	96.28	152.37	132.63
(c) Furniture and Fixtures	391	-	-	391	210.56	37.18	-	247.74	143.26	180.44
(d) Vehicles	12,538.23	-	-	12,538.23	1,128.22	1,488.91	-	2,617.13	9,921.10	11,410.01
(e) Office equipment	271.16	365	-	636.16	103.4	37.63	-	141.03	495.13	167.76
<b>Total (A+B)</b>	<b>22,385.19</b>	<b>430.85</b>	<b>9,002.00</b>	<b>13,814.04</b>	<b>2,535.98</b>	<b>1,609.83</b>	<b>1,043.63</b>	<b>3,102.18</b>	<b>10,711.86</b>	<b>19,849.21</b>

Particulars	Gross Block				Accumulated depreciation				Net Block	
	Balance as at 1st, April, 2022	Additions	Disposals	Balance as at 31st March, 2023	Balance as at 1st, April, 2022	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2023	Balance as at 31st March, 2023	Balance as at 31st March, 2022
(a) Buildings	9,002.00	-	-	9,002.00	901.09	142.54	-	1,043.63	7,958.37	8,100.91
(b) Computers	-	182.8	-	182.8	-	50.17	-	50.17	132.63	-
(c) Furniture and Fixtures	391	-	-	391	173.37	37.19	-	210.56	180.44	217.63
(d) Vehicles	5,770.26	8,463.04	1,695.07	12,538.23	201.29	1,158.55	231.62	1,128.22	11,410.01	5,568.97
(e) Office equipment	171.15	100.01	-	271.16	94.76	8.64	-	103.4	167.76	76.99
<b>Total (A+B)</b>	<b>15,334.41</b>	<b>8,745.85</b>	<b>1,695.07</b>	<b>22,385.19</b>	<b>1,370.51</b>	<b>1,397.09</b>	<b>231.62</b>	<b>2,535.98</b>	<b>19,849.21</b>	<b>13,964.50</b>

**Note:**

During the year, the Company rented-out one of its properties, and therefore it is reclassified as Investment Property. The Company accounts for the said property under Cost Model.

## Note 4B Investment Property

(Amount in ₹ '000)

Particulars	Gross Block			Accumulated depreciation				Net Block		
	Balance as at 1st, April, 2023	Additions	Disposals	Balance as at 31st March, 2024	Balance as at 1st, April, 2023	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2024	Balance as at 31st March, 2024	Balance as at 31st March, 2023
Buildings	-	7,958.37	-	7,958.37	-	142.54	-	142.54	7,815.83	-
<b>Total (A+B)</b>	-	<b>7,958.37</b>	-	<b>7,958.37</b>	-	<b>142.54</b>	-	<b>142.54</b>	<b>7,815.83</b>	-

  

Particulars	Gross Block			Accumulated depreciation				Net Block		
	Balance as at 1st, April, 2022	Additions	Disposals	Balance as at 31st March, 2023	Balance as at 1st, April, 2022	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2023	Balance as at 31st March, 2023	Balance as at 31st March, 2022
Buildings	-	-	-	-	-	-	-	-	-	-
<b>Total (A+B)</b>	-	-	-	-	-	-	-	-	-	-

## Note 5 Non Current Investments

(Amount in ₹ '000)

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Unquoted Equity Shares, Fully paid up, at cost</b>		
Subsidiary [10,000 equity shares (Previous year: 10,000) of Rs. 10 each of Arunis Realities Pvt. Ltd.]	423.70	423.70
Associate [73,500 equity shares (Previous year: 73,500) of Rs. 10 each of Arunis Edifice Pvt. Ltd.]	735.00	735.00
<b>Unquoted Optionally Convertible Redeemable Debentures, Fully paid up, at Fair Value Through Profit and Loss</b>		
Associate [38,30,000 debentures (Previous year: 38,30,000) of Rs. 10 each of Arunis Edifice Pvt. Ltd.]	38,300.00	38,300.00
<b>Unquoted Equity Shares, Fully paid up, at Fair Value Through Profit and Loss</b>		
SVC Bank [50 equity shares (Previous year: 50) of Rs. 60 each]	3.00	3.00
<b>Other Investments, at amortised cost</b>		
Redevelopment of Real Estate Project	0.00	0.00
<b>Total Non-Current Investments</b>	<b>39,461.70</b>	<b>39,461.70</b>
Aggregate amount of unquoted investments:	39,461.70	39,461.70
Aggregate amount of impairment in value of investments:	0.00	0.00

Note 5.1 The Company acquired 100% shares of Arunis Realities Private Limited during the year in July, 2022.

## Note 6 Income-tax Assets (Net):

Particulars	As at 31st March, 2024	As at 31st March, 2023
Income-tax Assets (Net)	751.46	2,259.34
<b>Total</b>	<b>751.46</b>	<b>2,259.34</b>

## Note 7 Securities for trade

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>At Fair value through Profit and Loss</b>		
Quoted Equity Shares, Fully paid up	45.89	12,438.56
Investment in Mutual Funds	-	-
<b>Total</b>	<b>45.89</b>	<b>12,438.56</b>

## Note 8 Trade Receivables

Particulars	As at 31st March, 2024	As at 31st March, 2023
Unsecured, Considered Good	35.57	25,787.53
<b>Total</b>	<b>35.57</b>	<b>25,787.53</b>

Trade Receivables Ageing Schedule

(Amount in ₹ '000)

Particulars	Outstanding as at 31st March, 2024 for following periods from the due date						
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Undisputed trade receivables							
- considered good	35.57	-	-	-	-	-	35.57
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
Disputed trade receivables	-	-	-	-	-	-	-
- considered good	-	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>35.57</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35.57</b>

Outstanding as at 31st March, 2023 for following periods from the due date							
Particulars	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Undisputed trade receivables							
- considered good	25,787.53	-	-	-	-	-	25,787.53
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
Disputed trade receivables	-	-	-	-	-	-	-
- considered good	-	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>25,787.53</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,787.53</b>

Note 9 Cash and Cash Equivalent

Particulars	As at 31st March, 2024	As at 31st March, 2023
Cash in hand	17.36	53.96
Balance with bank in current account	363.97	167.66
<b>Total</b>	<b>381.33</b>	<b>221.62</b>

9.1 Cash on hand was verified and certified by the management of the company.

9.2 Balance with Bank in current account are certified by the respective Banks.



**Note 10 Other Bank Balances**

(Amount in ₹ '000)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Balance with bank in deposit account	10.00	10.00
<b>Total</b>	<b>10.00</b>	<b>10.00</b>

**Note 11 Other Current Financial Assets**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>At amortized cost</b>		
Inter-corporate Deposits and loans to related parties	16,749.45	0.00
Loans Receivables considered good – Unsecured	0.00	0.00
Rent receivable	0.00	0.00
Interest receivable on		
- Debentures and Inter-corporate deposits	2,287.44	373.67
- Term deposits with Bank	0.31	0.31
Security Deposits Given	680.00	500.00
<b>Total</b>	<b>19,717.20</b>	<b>873.98</b>

Note 11.1 The Company gave ICD and loan to its Associate company - Arunis Edifice Private Limited - during FY 2023-24.

**Note 12 Other Current Assets**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Prepaid Expenses	88.08	123.18
Balance with Government Authorities	67.1	-
Other assets	1,274.98	428.11
<b>Total</b>	<b>1,430.16</b>	<b>551.29</b>

**Note 13 Equity Share Capital**

Particulars	As at 31st March 2024		As at 31st March 2023	
	Number	Amount	Number	Amount
<b>Authorised</b>				
Equity Shares: Face value of ₹ 10/- each	75,00,000	75,000.00	75,00,000	75,000.00
<b>Issued, Subscribed and Paid up</b>				
Equity Shares: Face value of ₹ 10/- each	30,00,000	30,000.00	30,00,000	30,000.00
	<b>30,00,000</b>	<b>30,000.00</b>	<b>30,00,000</b>	<b>30,000.00</b>

## ANNUAL REPORT 2023-24

### (A) Reconciliation of the Number of Shares Outstanding

(Amount in ₹ '000)

Particulars	As at 31st March 2024		As at 31st March 2023	
	Number	Amount	Number	Amount
Equity Shares at the beginning of the year	30,00,000	30,000	30,00,000	30,000
Add : Shares issued during the year	-	-	-	-
<b>Equity Shares at the end of the year</b>	<b>30,00,000</b>	<b>30,000.00</b>	<b>30,00,000</b>	<b>30,000.00</b>

### (B) Terms and Rights attached to each class of share:

The company has only One Class of Equity Shares having face Value of ₹ 10 each. Each holder of equity share is entitled to 1 vote per share. The company has not declared/paid dividend during the financial years 2019-20, 2020-21, 2021-22, 2022-23, and 2023-24.

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

### (C) Shareholders holding more than 5% of equity share capital

Particulars	As at 31st March 2024		As at 31st March 2023	
	Number of Shares	Percentage Holding	Number of Shares	Percentage Holding
Deniis Desai	21,05,000	70.17%	21,05,000	70.17%

### (D) Disclosure of Shareholding of Promoters

Shares held by promoters	Number of Shares	Percentage Holding	Number of Shares	Percentage Holding
<b>Deniis Desai</b>				
As at 31st March 2024	21,05,000	70.17%	21,05,000	70.17%
As at 31st March 2023	21,05,000	70.17%	21,05,000	70.17%

Note: 13.1 As per the records of the Company, including its Register of Shareholders / Members and other declarations received from the shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

### Note 14 Other Equity

Particulars	Retained Earnings		Items of OCI	Total
	Retained Earnings	General Reserve	Investments through OCI	
<b>Balance as on 1st April, 2022</b>	28,650.01	518.87	-	29,168.88
Profit for the year	1,790.28	-	-	1,790.28
Other comprehensive income for the year	-	-	-	-
<b>Balance as on 31st March, 2023</b>	<b>30,440.29</b>	<b>518.87</b>	-	<b>30,959.16</b>
<b>Balance as on 1st April, 2023</b>	30,440.29	518.87	-	30,959.16
Profit for the year	4,293.16	-	-	4,293.16
Other comprehensive income for the year	-	-	-	-
<b>Balance as on 31st March, 2024</b>	<b>34,733.45</b>	<b>518.87</b>	-	<b>35,252.32</b>

## Note 15 Non Current Borrowings

(Amount in ₹ '000)

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Term loan from bank</b>		
Vehicle Loan From Federal Bank Limited	1,660.91	2,844.20
Vehicle Loan From SVC Bank Limited	5,485.57	7,361.94
<b>Total</b>	<b>7,146.48</b>	<b>10,206.14</b>

## Note 15.1

Loan From	Federal Bank Ltd.	SVC Bank Ltd.
Loans sanctioned	₹ 3,399	₹ 7,937
Loan term	5 years	7 years
Repayment	60 EMIs	84 EMIs
Rate of Interest	7.25%	8%
Security given	Vehicle	Vehicle

## Note 16 Current Borrowings

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Loans Repayable on Demand</b>		
Demand Loan From Motilal Oswal Finvest Ltd, Secured	-	24,362.52
Current Maturities of Non-current Borrowings	1,599.05	-
<b>Total</b>	<b>1,599.05</b>	<b>24,362.52</b>

## Note 16.1

Loan From Motilal Oswal Finvest Ltd has been completely paid-off during current year. Loan details are as under:

Loans sanctioned	₹ 4,800.00
Loan term	5 years
Repayment	60 EMIs
Rate of Interest	10.00%
Security given	Equity shares

## Note 17 Trade Payables

Particulars	As at 31st March, 2024	As at 31st March, 2023
Total outstanding dues of Micro, Small and Medium enterprises	-	-
Total outstanding dues of creditors other than Micro, Small and Medium enterprises	1,309.48	469.11
<b>Total</b>	<b>1,309.48</b>	<b>469.11</b>

## ANNUAL REPORT 2023-24

### Note 17.1 Ageing of Trade Payables

(Amount in ₹ '000)

Particulars	Outstanding as at 31st March, 2024 for following periods from the due date					
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed dues Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	125.00	1,184.48	-	-	-	1,309.48
Disputed dues Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	-	-	-	-	-	-
<b>Total</b>	<b>125.00</b>	<b>1,184.48</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,309.48</b>

Particulars	Outstanding as at 31st March, 2023 for following periods from the due date					
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed dues Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	-	469.11	-	-	-	469.11
Disputed dues Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>469.11</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>469.11</b>

Note 17.2 There are no outstanding dues to Micro, Small and Medium entities as determined by the Management to the extent such parties have been identified on the basis of information collected. This has been relied upon by the auditors. Accordingly, no disclosures are required under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

Note 17.3 For explanation on Company's Credit risk management process, refer note 33.

Note 17.4 Refer note 26 for Related Party Balances and terms and conditions with related parties.

### Note 18 Other Current Financial Liabilities

Particulars	As at 31st March, 2024	As at 31st March, 2023
Interest payable on demand loan	-	10.81
<b>Total</b>	<b>-</b>	<b>10.81</b>

### Note 19 Other Financial Liabilities

Particulars	As at 31st March, 2024	As at 31st March, 2023
Statutory Dues Payable	8.48	1,824.91
Security Deposits Received	435.00	435.00
<b>Total</b>	<b>443.48</b>	<b>2,259.91</b>

**Note 20 Deferred Tax Liability**

(Amount in ₹ '000)

Major components of income tax expense	For the year ended on	
	31st March, 2024	31st March, 2023
<b>(a) Profit &amp; loss section</b>		
Current tax	1,330.76	1,010.64
Excess Provision of Tax Written-back	(17.11)	(123.14)
Deferred tax	93.85	1,199.14
<b>Income tax expense reported in the statement of profit or loss</b>	<b>1,407.50</b>	<b>2,086.64</b>
<b>(b) Other comprehensive income section</b>		
Net (gain) / loss on remeasurements of financial instruments	-	-
<b>Income tax charged to OCI</b>	<b>-</b>	<b>-</b>
<b>(c) Reconciliation of tax expense and the accounting profit multiplied by domestic tax rate</b>		
<b>Accounting profit before income tax</b>	<b>5,700.66</b>	<b>3,876.92</b>
Statutory income tax rate	0.26	0.26
Tax at statutory income tax rate	<b>1,482.17</b>	<b>1,008.00</b>
<b>Tax effects of:</b>		
Depreciation	126.34	(9.19)
Incomes and expenses treated under the head "Income from House Property"	(57.56)	-
Impact of fair valuation of OCD	(220.18)	(111.31)
Total tax effect	<b>(151.40)</b>	<b>(120.50)</b>
<b>Current tax</b>	<b>1,330.77</b>	<b>887.50</b>
Deferred tax on account of Property, Plant and Equipment	(126.33)	1,087.83
Deferred tax on account of financial assets	220.18	111.31
<b>Income-tax expense reported in statement of Profit &amp; loss</b>	<b>1,424.62</b>	<b>2,086.64</b>

**Deferred tax liabilities (net)**

Deferred tax relates to the following:

Particulars	Balance sheet		Profit & loss	
	As at		For the year ended on	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
Fair value of investment in OCD	(331.49)	(111.31)	220.18	111.31
Property, plant and equipment	(2,947.94)	(3,074.27)	(126.33)	1,087.83
<b>Deferred tax expense/(income)</b>			<b>93.85</b>	<b>1,199.14</b>
<b>Net deferred tax (liabilities) / assets</b>	<b>(3,279.43)</b>	<b>(3,185.58)</b>		
<b>Reconciliation of deferred tax liabilities (net):</b>			As at	
			31st March, 2024	31st March, 2023
<b>Opening Balance</b>			<b>3,185.58</b>	<b>1,986.44</b>
Tax income/(expense) during the period recognised in P&L			93.85	1,199.14
Tax income/(expense) during the period recognised in OCI			-	-
<b>Closing balance</b>			<b>3,279.43</b>	<b>3,185.58</b>

Note: The company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets, current tax liabilities, and the deferred tax assets and deferred tax liabilities related to income taxes levied by the same tax authority.

**Note 21 Income from Operations**

(Amount in ₹ '000)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Consultancy Income	4,000.00	30,100.00
Profit from trading in shares and mutual funds (net)	2,524.80	-
Profit from intraday trading in shares (net)	-	1,808.25
Fair Value Gain on Financial Instruments at Fair Value through Profit and Loss (net)	5,665.16	2,512.01
Income from brokerage	-	-
<b>Total</b>	<b>12,189.96</b>	<b>34,420.26</b>

Note 21.1 The Company has earned Consultancy income from its main activity i.e. Real Estate Business.

Note 21.2 Due to stock market volatility, the amount of gain/loss from trading in shares and mutual funds has been volatile.

**Note 22 Other Income**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Interest Income	2,713.33	1,716.57
Dividend Income	26.10	153.11
Profit on sale of Property, Plant and Equipment	-	73.35
Fair Value Gain on investment in OCD	846.86	428.11
Rent Income	877.25	145.00
<b>Total</b>	<b>4,463.54</b>	<b>2,516.14</b>

**Note 23 Employee Benefit Expenses**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Salaries and Wages	1,115.00	2,771.12
Directors' Remuneration	1,800.00	1,200.00
Staff Welfare Expenses	-	21.72
<b>Total</b>	<b>2,915.00</b>	<b>3,992.84</b>

**Note 24 Finance Costs**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Interest expense on borrowings	3,233.80	2,882.92
Other finance cost	-	62.17
<b>Total</b>	<b>3,233.80</b>	<b>2,945.09</b>

## Note 25 Other Expenses

Particulars	(Amount in ₹ '000)	
	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Loss from trading in shares and mutual funds (net)	-	19,817.97
Loss from intraday trading in shares (net)	22.38	-
Share Trading Expenses	289.64	1,999.75
Legal and Professional Fees	579.84	550.77
Stock Exchange related Expenses	445.25	426.29
Repairs and Maintenance	287.18	126.65
Rent, Rates and Taxes	381.78	313.01
Advertisement Expenses	142.15	349.56
Insurance Expense	241.20	162.93
Vehicle Expense	-	291.92
Auditors' Remuneration	75.00	75.00
Electricity Expense	134.83	90.48
Directors' Sitting Fees	132.20	101.60
Travelling Expense	13.49	6.99
Printing and Stationery Expense	14.97	30.19
Communication Expense	55.49	47.01
Conveyance	148.38	186.83
Bank Charges	1.69	2.65
Miscellaneous Expenses	86.20	144.86
<b>Total</b>	<b>3,051.67</b>	<b>24,724.46</b>

## Note: Auditors Remuneration

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
<b>Auditors remuneration comprises of fees for</b>		
Statutory Audit	45.00	45.00
Limited review	30.00	30.00
<b>Total</b>	<b>75.00</b>	<b>75.00</b>

## Note 26 Related Party Transactions

Related party disclosures, in accordance with the Indian Accounting Standard 24 "Related Party Disclosures" are given below:

- (i) Related parties with whom transactions have taken place during the year:

<b>Wholly owned Subsidiary</b>	Arunis Realties Private Limited, w.e.f. 06.07.2022
<b>Associate</b>	Arunis Edifice Private Limited w.e.f. 19.07.2022 (Wholly owned from 02.06.2021 till 18.07.2022)
<b>Directors/ Key Managerial Personnel (KMP)</b>	Mrs. Dhara Denis Desai, Managing Director
	Ms. Heena Gupta, Chief Financial Officer, w.e.f. 11.11.2022
	Mr. Deniis Desai, Chief Financial Officer, w.e.f 23.05.2023 upto 10.11.2022 and Director, w.e.f 26.03.2024
	Mrs. Garima Mandhania, Company Secretary and Compliance Officer, w.e.f. 10.05.2023
	Mrs. Hirak Patel, Company Secretary and Compliance Officer, up to 09.05.2023
	Mrs. Leena Desai, Independent Director
	Mrs. Megha Sultania, Independent Director
	Mr. Chirag Shah, Director, upto 26.03.2024
<b>Relatives of KMP and Entities in which KMP / Relatives of KMP have substantial interest</b>	Mrs. Arunaben Desai
	Arudha Traders Private Limited
	Arunis Realties Private Limited
	Arunis Financial and Management Consultant Private Limited
	Kenil Financial and Consultancy Services Private Limited
	Shiv Arunoday Developers & Consultants
	Denis Desai HUF
	Arunis Constructions

(ii) Aggregate of transactions for the year with these parties have been given below:

Nature of Transaction	Name of the Party	(Amount in ₹ '000)	
		For the year ended 31st March, 2024	For the year ended 31st March, 2023
Remuneration	KMP	2,640.00	3,404.17
Purchase of shares	Subsidiary	-	423.70
Purchase of Optionally convertible debentures	Associate	-	38,300.00
Sale of shares	Relatives of KMP and Entities in which KMP have substantial interest	-	525.00
	KMP	-	240.00
Sitting fees	KMP	134.00	98.00
Loans given	Associate	7,100.00	990.00
Loans repayment received	Associate	3,100.00	990.00
Inter-corporate deposits given	Associate	13,100.00	-
Repayment of Inter-corporate deposits	Associate	500.00	-
Interest income on debentures at fair value	Associate	2,767.11	1,398.85



(iii) Aggregate of balance outstanding as at the Balance Sheet date have been given below:

(Amount in ₹ '000)			
<b>Nature of Transaction</b>	<b>Name of the Party</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
Investment in equity shares	Subsidiary	423.70	423.70
	Associate	735.00	735.00
Investment in Optionally convertible debentures	Investor Company	38,300.00	38,300.00
Remuneration payable	KMP	1,017.90	169.40

<b>Name of the Party</b>	<b>Nature of Transaction</b>	<b>2023-24</b>	<b>2022-23</b>
Mrs. Dhara Denis Desai	Managerial Remuneration	1,800.00	1,200.00
Mr. Denis Bhupendra Desai	Remuneration	-	1,657.50
Mrs. Hirak Patel	Remuneration	38.71	360.00
Mrs. Garima Mandhania	Remuneration	321.29	-
Ms. Heena Gupta	Remuneration	480.00	186.67
Arunis Edifice Private Limited	Investment in equity shares	-	-
Arunis Edifice Private Limited	Loans given	7,100.00	990.00
Arunis Edifice Private Limited	Loans repayment received	3,100.00	990.00
Arunis Edifice Private Limited	Inter-corporate deposits given	13,100.00	-
Arunis Edifice Private Limited	Repayment of Inter-corporate deposits	500.00	-
Arunis Edifice Private Limited	Interest income	2,611.18	974.81
Arunis Edifice Private Limited	Investment in Optional Convertible Debentures	-	38,300.00
Arunis Realties Private Limited	Investment in equity shares	-	423.70
Mr. Denis Bhupendra Desai	Sale Consideration for equity shares	-	120.00
Denis Desai HUF	Sale Consideration for equity shares	-	150.00
Arunaben Desai	Sale Consideration for equity shares	-	150.00
Arunis Financial and Management Consultant Private Limited	Sale Consideration for equity shares	-	225.00
Mrs. Dhara Denis Desai	Sale Consideration for equity shares	-	120.00
Mr. Chirag Shah	Directors' Sitting Fees	30.00	22.00
Mrs. Megha Sultania	Directors' Sitting Fees	52.00	38.00
Mrs. Leena Desai	Directors' Sitting Fees	52.00	38.00

**Note 27**

In previous year, the management has changed its policy of presentation of funds invested in financial instruments being shares and mutual funds traded in Cash and Future & Options segments. Such securities were hitherto classified as "Investments" which are now classified as "Securities for trade". This voluntary change is made because it provides in more reliable and relevant information to the users of Company's financial statements.

Accordingly, the company has presented balance sheet as at the earliest reporting period duly taking into account change in presentation. There is no change in measurement of financial instruments covered in above change as they have been measured at fair value through profit and loss.

Further, the management has discontinued active trading / investing in shares and mutual funds in Cash and Future & Options segments from February, 2024.

**Note 28 Contingent Liabilities**

(Amount in ₹ '000)		
<b>Claims against the Company not acknowledged as debts (excluding interest and penalty)</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
i. Income Tax (see note)	-	-

As per the details available on Income Tax website and as certified by the management, there is no claims against the company.

**Note 29 Earnings Per Share**

<b>Particulars</b>	<b>For the year ended 31st March, 2024</b>	<b>For the year ended 31st March, 2023</b>
Profit attributable to equity shareholders	4,293.16	1,790.28
Weighted average number of equity shares outstanding	30,00,000	30,00,000
Basic and Diluted Earnings per share (Amount in ₹)	1.43	0.60
Face value per Equity Share (Amount in ₹)	10.00	10.00

**Note 30 Operating Segments**

(a) The Company has two operating segments - real estate consultancy and the trading in securities.

(b) Segment Revenue, Segment Results, Segment Assets and Segment Liabilities include the respective amounts identifiable to each of the segments as also amounts allocated on a reasonable basis.

(Amount in ₹ '000)

Particulars	Real Estate Consultancy		Trading in Securities		Others		Total	
	For the year ended		For the year ended		For the year ended		For the year ended	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
<b>A. Revenue</b>								
Revenue from external customers	4,000.00	30,100.00	8,189.96	4,320.26	-	-	12,189.96	34,420.26
Inter-segment revenue	-	-	-	-	-	-	-	-
<b>Total Revenue From Operations</b>	<b>4,000.00</b>	<b>30,100.00</b>	<b>8,189.96</b>	<b>4,320.26</b>	<b>-</b>	<b>-</b>	<b>12,189.96</b>	<b>34,420.26</b>
Interest revenue	-	-	-	-	2,713.33	1,716.57	2,713.33	1,716.57
Other Income	877.25	145	26.1	153.11	846.86	501.46	1,750.21	799.57
<b>Total Revenue</b>	<b>4,877.25</b>	<b>30,245.00</b>	<b>8,216.06</b>	<b>4,473.37</b>	<b>3,560.19</b>	<b>2,218.03</b>	<b>16,653.50</b>	<b>36,936.40</b>
<b>B. Expenses</b>								
Total external expenses	142.15	349.56	289.64	21,817.72	4,850.39	6,612.19	5,966.67	28,779.47
Interest expense	910.15	721.23	2,323.65	2,161.69	-	-	3,233.80	2,882.92
Inter-segment expense	-	-	-	-	-	-	-	-
Depreciation	-	-	-	-	1,752.37	1,397.09	1,752.37	1,397.09
<b>Total Expenses</b>	<b>1,052.30</b>	<b>1,070.79</b>	<b>2,613.29</b>	<b>23,979.41</b>	<b>6,602.76</b>	<b>8,009.28</b>	<b>10,952.84</b>	<b>33,059.48</b>

(Amount in ₹ '000)

Particulars	Real Estate Consultancy		Trading in Securities		Others		Total	
	For the year ended		For the year ended		For the year ended		For the year ended	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
<b><u>C. Results</u></b>								
Profit before tax	3,824.95	29,174.21	5,602.77	(19,506.04)	(3,042.57)	(5,791.25)	5,700.66	3,876.92
Less: Tax expense								
Current tax							1,330.76	1,010.64
Excess provision of tax written-back							(17.11)	(123.14)
Deferred tax							93.85	1,199.14
<b>Net Profit</b>							<b>4,293.16</b>	<b>1,790.28</b>
<b><u>D. Other Information</u></b>								
Segment assets	12,888.54	22,975.68	15,932.18	35,973.29	-	-	28,820.72	58,948.97
Investment in group companies	-	-	-	-	-	-	39,458.70	39,458.70
Income-tax assets	-	-	-	-	-	-	751.46	2,259.34
Unallocated corporate assets							11,330.12	786.22

**Note 31 Capital Management**

For the purpose of the Company’s capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company’s capital management is to ensure that it maintains an efficient capital structure and healthy capital ratios in order to support its business and maximise shareholder value.

The Company determines the capital management requirements on the basis of Annual Budget and other strategic investment plans as approved by the Board of Directors. The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions or its business requirements. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings less cash and short-term deposits (including other bank balance).

Above mentioned ratios at the end of the reporting period was as follows:

Particulars	(Amount in ₹ '000)	
	As at 31st March, 2024	As at 31st March, 2023
Non-current financial liabilities	7,146.48	10,206.14
Current financial liabilities	2,908.53	24,842.44
<b>Total debt</b>	<b>10,055.01</b>	<b>35,048.58</b>
Cash and cash equivalent	381.33	221.62
Current financial assets	19,808.66	39,110.07
<b>Net debt</b>	<b>(10,134.98)</b>	<b>(4,283.11)</b>
Share capital	30,000.00	30,000.00
Other equity	35,252.32	30,959.16
<b>Total capital</b>	<b>65,252.32</b>	<b>60,959.16</b>
<b>Gearing ratio</b>	<b>(0.18)</b>	<b>(0.08)</b>

**Note 32 Financial instruments – Fair values and risk management**

The significant accounting policies, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed in Note 2 to the Financial Statements.

## A. Category-wise classification of financial instruments

The carrying value of financial instruments by categories as of March 31, 2024 is as follows:

(Amount in ₹ '000)

Particulars	Carrying amount				Fair value			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
<b>Financial assets</b>								
Securities for trade	45.89	-	-	45.89	45.89	-	-	45.89
Cash and cash equivalents	-	-	381.33	381.33	-	-	-	-
Other bank balance	-	-	10.00	10.00	-	-	-	-
Non-current investments	38,303.00	-	1,158.70	39,461.70	-	-	38,303.00	38,303.00
Trade receivables*	-	-	35.57	35.57	-	-	-	-
Other Current financial asset*	-	-	19,717.20	19,717.20	-	-	-	-
	<b>38,348.89</b>	-	<b>21,302.80</b>	<b>59,651.69</b>	<b>45.89</b>	-	<b>38,303.00</b>	<b>38,348.89</b>
<b>Financial liabilities</b>								
Trade payables*	-	-	1,309.48	1,309.48	-	-	-	-
Current borrowings	-	-	1,599.05	1,599.05	-	-	-	-
Non-current borrowings	-	-	7,146.48	7,146.48	-	-	-	-
Other current financial liabilities*	-	-	-	-	-	-	-	-
	-	-	<b>10,055.01</b>	<b>10,055.01</b>	-	-	-	-

The carrying value of financial instruments by categories as of March 31, 2023 is as follows:

(Amount in ₹ '000)

Particulars	Carrying amount				Fair value			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
<b>Financial assets</b>								
Securities for trade	12,438.56	-		12,438.56	12,438.56		-	12,438.56
Cash and cash equivalents		-	221.62	221.62	-		-	-
Other bank balance		-	10	10	-		-	-
Non-current investments	38,303.00	-	1,158.70	39,461.70	-		38,303.00	38,303.00
Trade receivables*		-	25,787.53	25,787.53	-		-	-
Other Current financial asset*		-	873.98	873.98	-		-	-
	<b>50,741.56</b>	-	<b>28,051.83</b>	<b>78,793.39</b>	<b>12,438.56</b>		<b>38,303.00</b>	<b>50,741.56</b>
<b>Financial liabilities</b>								
Trade payables*		-	469.11	469.11	-		-	-
Current borrowings		-	24,362.52	24,362.52	-		-	-
Non-current borrowings			10,206.14	10,206.14				
Other current financial		-	10.81	10.81	-		-	-
		-	<b>35,048.58</b>	<b>35,048.58</b>	-		-	-

**B. Measurement of fair values & Sensitivity Analysis**
**i) Valuation techniques and significant unobservable inputs**
**Fair value hierarchy**

The Company uses the following hierarchy for determining and/or disclosing the fair value of financial instruments by valuation techniques:

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

**Financial instruments measured at fair value**

(Amount in ₹ '000)

Financial assets / financial liabilities	Fair Value (in ₹ '000)		Fair Value hierarchy	Significant Observable / Unobservable input(s)
	As at 31st March, 2024	As at 31st March, 2023		
Securities for trade (Equity Shares) measured at fair value through profit or loss	45.89	12,438.56	Level 1	Holding statement as on Balance Sheet date
Investment in optionally convertible debentures measured at fair value through profit or loss	38,300.00	38,300.00	Level 3	Discounted cash flow method was used to capture the present value of the expected future economic benefits to be derived. Discounting factor of 8% is applied.
Investment in Unquoted Equity Shares measured at fair value through profit or loss	3.00	3.00	Level 3	Considering materiality, investment is carried at cost of purchase.

**Financial Instrument measured at amortised cost**

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

**ii) Reconciliation of Level 1 fair values**

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The following table shows a reconciliation from the opening balances to the closing balances for Level 1 fair values.

Particulars	Equity securities	
	FY 2023-24	FY 2022-23
Opening Balance on 1st April	12,438.56	54,494.96
Purchases	1,26,790.72	9,18,113.13
Sales	(1,4,373.35)	(9,44,671.82)
Realised profit / (Loss) on sale	2,524.80	(18,009.72)
Net profit / (loss) in fair value (unrealised)	5,665.16	2,512.01
Closing Balance on 31st March	<b>45.89</b>	<b>12,438.56</b>



**iii) Reconciliation of Level 3 fair values**

The following table shows a reconciliation from the opening balances to the closing balances for Level 3 fair values.

(Amount in ₹ '000)

Particulars	Debt securities	
	FY 2023-24	FY 2022-23
Opening Balance on 1st April	38,303.00	-
Purchases	-	38,303.00
Sales	-	-
Net change in fair value (unrealised)	-	-
Net change in fair value (unrealised)	-	-
Closing Balance on 31st March	<b>38,303.00</b>	<b>38,303.00</b>

**Note 33 Financial risk management**
**Risk management framework**

The Company's principal financial liabilities comprises of borrowings, trade and other payables, and financial liabilities. Company uses short term bank facilities in the form of cash credit facilities with the bank. (refer note 17 for balance outstanding as at the balance sheet date). The main purpose of these financial liabilities is to finance the Company's operations to support its operations. The Company's principal financial assets include investments, trade and other receivables, cash and cash equivalents, other bank balances and other financial assets that derive directly from its operations.

The Company has an effective risk management framework, which helps the Board to monitor the risks controls in key business processes. In order to minimise any adverse effects on the bottom line, the Company takes various mitigation measures such as credit control. No derivatives are transacted by the company for hedging risks.

The Company has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

**i. Credit risk**

Credit risk is the risk that counter party will not meet its obligation leading to a financial loss. The Company is exposed to credit risk arising from its operating activities primarily from trade receivables and from financing activities primarily relating to parking of surplus funds as Deposits with Banks. The Company considers probability of default upon initial recognition of assets and whether there has been a significant increase in credit risk on an ongoing basis throughout the 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. This assessment is based on available information and the business environment.

**a) Trade and other receivables**

The Company has a Credit Policy and extends credit to its customers based on customer's credit worthiness, ability to repay, and past track record. The extension of credit is constantly monitored through a review mechanism. The company also covers its domestic as well as export receivables through a credit insurance policy.

**Impairment of trade receivables:**

(Amount in ₹ '000)

<b>Ageing of receivables</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
Not due	35.57	25,787.53

The Company has a Credit Policy and extends credit to its customers based on customer's credit worthiness, ability to repay, and past track record. The extension of credit is constantly monitored through a review mechanism.

Based on the assessment as at each reporting date, the expected credit loss allowance is Nil.

**b) Financial Instruments and Cash Deposits**

The credit risk from balances/deposits with Banks, current investments and other financial assets are managed in accordance with company's policy. Investment of surplus funds are primarily made in Liquid/Short Term Plan of Mutual Funds and in Bank Deposits which carry a high external rating.

**ii. Liquidity risk**

Liquidity risk is the risk that the company may encounter difficulty in meeting its obligations. The company prepares a detailed Annual Budget to assess both short term as well as long term fund requirements. Month-wise cash flow forecast is also carried out to determine the working capital and other long term fund requirements. As of the balance sheet date, the company funds both these requirements through internal accruals only.

**Exposure to liquidity risk**

The following tables detail the Company's remaining contractual maturity for its financial liabilities with agreed repayment and realisation periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay and realise.

<b>As at 31st March, 2024</b>	<b>Contractual cash flows</b>					
	<b>Carrying amount</b>	<b>Total</b>	<b>0-12 months</b>	<b>1-2 years</b>	<b>2-5 years</b>	<b>More than 5 years</b>
<b>Non-derivative financial liabilities</b>						
Borrowings	8,745.53	8,745.53	1,599.05	1,759.45	4,886.71	500.32
Trade payables	1,309.48	1,309.48	1,309.48	-	-	-
Other current financial liabilities	-	-	-	-	-	-

<b>As at 31st March, 2023</b>	<b>Contractual cash flows</b>					
	<b>Carrying amount</b>	<b>Total</b>	<b>0-12 months</b>	<b>1-2 years</b>	<b>2-5 years</b>	<b>More than 5 years</b>
<b>Non-derivative financial liabilities</b>						
Borrowings	34,568.66	34,568.66	25,497.29	1,166.00	5,923.63	1,981.75
Trade payables	469.11	469.11	469.11	-	-	-
Other current financial liabilities	10.81	10.81	10.81	-	-	-

### iii. Market risk

Market Risk is the risk that the fair value of the future cash flow will fluctuate because of changes in the market prices such as currency risk, interest rate risk and commodity price risk.

#### a. Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Company's interest rate risk arises from borrowings. Company has long term borrowings at fixed rate of interest. Hence, the company is not exposed to interest rate risk.

#### b. Equity price risk

Price risk is the risk arising from securities for trade and investments held by the company and classified in the balance sheet either at fair value through Profit & Loss or Other Comprehensive Income. Majority of the company's investments are current in nature and primarily in listed equity shares and mutual funds which are not exposed to significant price risk.

(Amount in ₹ '000)

Particulars	As at	
	31st March, 2024	31st March, 2023
Securities for trade at Fair Value through Profit or Loss (FVTPL)	45.89	12,438.56
Investments measured at Fair Value through Profit or Loss (FVTPL)	38,300.00	38,300.00
Investment in Unquoted Equity Shares measured at fair value through profit or loss	3.00	3.00

#### c. Foreign currency risk

The Company operates only in the domestic market and is, therefore, not exposed to foreign exchange risk.

**Note 34 Disclosure of Ratio**

<b>Ratio</b>	<b>Numerator</b>	<b>Denominator</b>	<b>Current Year</b>	<b>Previous Year</b>	<b>% Variance</b>	<b>Reason for variance</b>
Current Ratio	Total current Assets	Total current Liabilities	4.62	1.47	214%	Funds invested in debentures in last year
Debt-equity ratio	Borrowings	Total equity	0.13	0.57	76%	Borrowings increased in last year due to vehicle loan
Debt service coverage ratio	Profit before interest, tax, Depreciation, profit / loss on sale of PPE	Interest and Principle repayments	0.37	1.74	79%	Vehicle loan repayment commenced in Aug-22, also Demand Loan fully repaid in current year
Return on equity ratio	Profit for the year	Average total equity	6.80%	2.98%	128%	Profit in trading in securities market
Trade receivable turnover ratio	Revenue from operations	Average trade receivables	0.94	2.67	65%	Decrease in revenue from consultancy income
Net capital turnover ratio	Revenue from operations	Working capital (i.e. Current assets - Current liabilities)	0.72	2.69	73%	Decrease in revenue from consultancy income
Net profit ratio	Profit for the year	Revenue from operations	35.22%	5.20%	577%	Realised gain from trading in shares and mutual funds
Return on capital employed	Profit before tax and finance costs	Capital employed = Net worth + Deferred tax liabilities + Current Liabilities	12.34%	9.59%	29%	Realised gain from trading in shares and mutual funds

Note 35 The financial statements were authorized for issue by the Company's Board of Directors on 24th May, 2024.

**For A R P A N & Associates LLP  
(formerly A Yadav & Associates LLP)**

Chartered Accountants

Firm Registration No: 129725W/W100686

**For and on behalf of the Board of Directors of  
Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhanja**  
Company Secretary  
& Compliance Officer

**Vadodara  
24th May 2024**

**Mumbai  
24th May 2024**

**INDEPENDENT AUDITORS' REPORT**

**To the Members of  
Arunis Abode Limited (formerly known as M. B. Parikh Finstocks Limited)  
Report on the Audit of the Consolidated Financial Statements**

**Opinion**

We have audited the consolidated financial statements of **Arunis Abode Limited** (formerly known as M. B. Parikh Finstocks Limited) (hereinafter referred to as the "Holding Company"), and its Subsidiary (the Holding Company and its subsidiary (as per Annexure 1) together referred to as "the Group") which comprise the Consolidated Balance Sheet as at 31<sup>st</sup> March, 2024, the consolidated statement of Profit and Loss (including other comprehensive income), consolidated statement of changes in equity and consolidated statement of Cash Flows for the year then ended and notes to the Consolidated Financial Statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as the "Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 ("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 consolidated state of affairs of the Group as at 31<sup>st</sup> March, 2024 and their consolidated profit and other comprehensive income, consolidated changes in equity and its consolidated cash flows for the year ended on that date.

**Basis for Opinion**

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

**The Key Audit Matters**

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

Revenue Recognition: The Parent Company has major income from consultancy to its clients relating to real estate business and other incomes.

The Group applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from consultancy, which is being recognised at a point in time upon the Group satisfying its performance obligation which is linked to the informing customer of completion of service and receiving confirmation from customer regarding invoice generation.

Since significant judgement is involved in identifying performance obligations and determining when 'confirmation' of the customer is received basis which revenue is recognised, we have considered revenue recognition as a key audit matter.

Our audit procedures in respect of this area, among others, included the following:

- Read the Group's revenue recognition accounting policies and evaluated the appropriateness of the same with respect to principles of Ind AS 115 and their application to the significant customer contracts;
- Obtained and understood the Group's process for revenue recognition including identification of performance obligations and receipt of confirmation from customer for completion of service;

- Evaluated the design and implementation and verified, on a test check basis, the operating effectiveness of key internal controls over revenue recognition including controls around provision of consultancy and receiving customer confirmation;
- Verified the sample of revenue contract for consultancy to identify the performance obligations of the parent company under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under Ind AS 115;
- Assessed the adequacy and appropriateness of the disclosures made in standalone financial statements in compliance with the requirements of Ind AS 115 - 'Revenue from contracts with customer'.

### **Other Information**

The Holding Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Holding Company's Annual Report, but does not include the Consolidated Financial Statements and our Auditors' Report thereon.

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

In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained during the course of the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Consolidated Financial Statements**

The Holding Company's management and the Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Consolidated Financial Statements that give a true and fair view of the consolidated state of affairs, consolidated financial performance including other Comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. The respective management and the Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Financial Statements, the respective management and Board of Directors of companies included in the Group are responsible for assessing each Company's ability to continue as going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless respective management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors are also responsible for overseeing the Group Financial Reporting Process.

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

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Statements.

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

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

Conclude on the appropriateness of management's use of the going concern basis of accounting and preparation of consolidated financial Controls and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumptions. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause group to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the group to express an opinion on the Consolidated Financial Statements.

We are responsible for the direction, supervision and performance of the audit of financial information of such entities in the Consolidated Financial Statements. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the holding company and such other companies 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 of 1 subsidiary included in the Consolidated Financial Results, whose financial statements reflect total assets of ₹ 6.09 lakhs as at March 31, 2024 and total revenues of ₹ 4.36 for the year ended March 31, 2024, total net profit after tax of ₹ 2.83 lakhs for the year ended March 31, 2024 and total comprehensive income of ₹ 2.83 lakhs for the year ended March 31, 2024 and net cash outflows of ₹ 2.10 lakhs for the year ended March 31, 2024, as considered in the Statement. The Consolidated Financial Results also includes the Group's share of loss after tax of ₹ 6.18 lakhs for the year ended March 31, 2024 and Total comprehensive loss of ₹ 6.18 lakhs for the year ended March 31, 2024,

as considered in the Statement, in respect of 1 associate, whose consolidated financial statements have not been audited by us. These financial statements have been audited, by other auditors whose reports have been furnished to us by the Management and our opinion and conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiary and associate, is based solely on the reports of the other auditors and the procedures performed by us as stated under Auditor's Responsibilities section above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors

### Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper Books of Account as required by law relating to preparation of Consolidated Financial Statements have been kept so far as it appears from our examination of those books.
- c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of Consolidated Financial Statement.
- d) In our opinion, the aforesaid Consolidated Financial Statements comply with the Ind AS specified under Section 133 of the Act.
- e) On the basis of the written representations received from the directors of the Holding Company as on 31<sup>st</sup> March, 2024 taken on record by the Board of Directors of the holding company and the reports of the statutory auditors of its subsidiary companies, none of the directors of the Group companies incorporated in India are disqualified as on 31<sup>st</sup> March, 2024 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to consolidated financial statements of the holding Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to standalone financial statements.
- g) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act as amended:

In our opinion and according to the information and explanations given to us, the remuneration paid by the holding company and its subsidiary which are incorporated in India to its directors during the current year is in accordance with the provisions of Section 197 of the Act.

- h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Group does not have any pending litigations which would impact its consolidated financial position.
  - ii. The Group does not have any material long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Group.



- iv. (a) The respective Managements of the Company and its subsidiary which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company or any of such subsidiary to or in any other person or entity, outside the Group, including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company or any of such subsidiary (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) The respective Managements of the Company and its subsidiary which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company or any of such subsidiary from any person or entity, including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiary shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us on the Company and its subsidiary which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

Based on our examination which included test checks, the Company has used accounting software “Tally Prime (Edit Log)” for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, where audit trail (edit log) facility was enabled and operated, we did not come across any instance of the audit trail feature being tampered with.

2. With respect to the matters specified in clause (xxi) of paragraph 3 and paragraph 4 of the Companies (Auditor’s Report) Order, 2020 (“CARO”/ “the Order”) issued by the Central Government in terms of Section 143(11) of the Act, according to the information and explanations given to us, and based on the CARO reports issued by us and the auditors of respective companies included in the Consolidated Financial Statements to which reporting under CARO is applicable, as provided to us by the Management of the Company, we report that there are no qualifications or adverse remarks by the respective auditors in the CARO reports of the said companies included in the Consolidated Financial statements.

**For : A R P A N & Associates LLP  
(Formerly known as A Yadav & Associates LLP)  
Chartered Accountants  
FRN: 129725W/W100686**

**CA Arvind K. Yadav, Partner  
Membership No: 047422  
Place: Vadodara,  
Date: 24-May-2024,  
UDIN: 24047422BKBLKB6007**

#### **Annexure – 1**

The Consolidated annual results include financial of the Holding company and it’s group companies listed below :-

1. Arunis Realties Pvt Ltd. – Wholly Owned Subsidiary
2. Arunis Edifice Pvt Ltd. - Associate

**ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS OF ARUNIS ABODE LIMITED (FORMERLY KNOWN AS M. B. PARIKH FINSTOCKS LIMITED) FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2024**

(Referred to in paragraph 1 (A) (f) under ‘Report on Other Legal and Regulatory Requirements section of our report of even date)

**Report on the Internal Financial Controls Over Financial Reporting under clause(i) of sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

**Opinion**

In conjunction with our audit of the consolidated financial statements of **Arunis Abode Limited** (hereinafter referred to as the “Holding Company”) as of and for the year ended 31<sup>st</sup> March, 2024, we have audited the internal financial controls with reference to the Consolidated Financial Statements of the Holding Company and such companies incorporated in India under the Companies Act, 2013 which are its subsidiary companies, as of that date.

In our opinion, the Holding Company and such companies incorporated in India which are its subsidiary companies, have, in all material respects, adequate internal financial controls with reference to Consolidated Financial Statements and such internal financial controls were operating effectively as at 31<sup>st</sup> March, 2024, based on the internal financial controls with reference to consolidated financial statements criteria established by such companies considering the essential components of such internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “Guidance Note”).

**Management’s Responsibility for Internal Financial Controls**

The respective Company’s management and the Board of Directors are responsible for establishing and maintaining internal financial controls with reference to Consolidated Financial Statements based on the criteria established by the respective Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

**Auditor’s Responsibility**

Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Consolidated Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of the internal controls 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 consolidated 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 internal financial controls with reference to consolidated financial statements.

**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 consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over consolidated 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 consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Consolidated Financial Statements.

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

**For : A R P A N & Associates LLP  
(Formerly known as A Yadav & Associates LLP)  
Chartered Accountants  
FRN: 129725W/W100686**

**CA Arvind K. Yadav, Partner  
Membership No: 047422  
Place: Vadodara,  
Date: 24-May-2024,  
UDIN: 24047422BKBLKB6007**

## Consolidated Balance Sheet as at 31st March 2024

(Amount in ₹ '000)

Particulars	Note No.	As at 31st March, 2024	As at 31st March, 2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, Plant and Equipment and Intangible Assets	4	10,711.86	19,849.21
(b) Investment Property		7,815.83	-
(b) Goodwill		62.92	62.92
(c) Financial Assets			
(i) Investments accounted for using the Equity Method	5	-	617.9
(ii) Investments	6	38,739.41	38,303.00
(d) Income-Tax Assets (Net)	7	779.21	2,287.09
		<b>58,109.23</b>	<b>61,120.12</b>
<b>Current assets</b>			
(a) Financial Assets			
(i) Securities for trade	8	45.89	12,438.56
(ii) Trade receivables	9	35.56	25,787.52
(iii) Cash and cash equivalent	10	465.75	517.33
(iv) Other Bank Balance	11	10	10
(v) Other Financial Assets	12	19,717.20	873.98
(b) Other current assets	13	1,490.16	551.29
		<b>21,764.56</b>	<b>40,178.68</b>
<b>Total Assets</b>		<b>79,873.79</b>	<b>1,01,298.80</b>
<b>EQUITY AND LIABILITIES</b>			
<b>(I) EQUITY</b>			
(a) Equity Share capital	14	30,000.00	30,000.00
(b) Other Equity	15	34,737.71	30,795.93
		<b>64,737.71</b>	<b>60,795.93</b>
<b>(II) LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial Liabilities			
Borrowings	16	7,146.48	10,206.14
Deferred tax liabilities (Net)	21	3,279.43	3,169.38
		<b>10,425.91</b>	<b>13,375.52</b>
<b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	17	1,599.05	24,362.52
(ii) Trade payables	18	1,336.88	494.11
(iii) Other financial liabilities	19	-	10.81
(iv) Current tax liabilities		1,330.75	-
(b) Other current liabilities	20	443.49	2,259.91
		<b>4,710.17</b>	<b>27,127.35</b>
<b>Total Equity and Liabilities</b>		<b>79,873.79</b>	<b>1,01,298.80</b>

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## ANNUAL REPORT 2023-24

See accompanying notes to the financial statements

In terms of our report attached  
For **A R P A N & Associates LLP**  
(formerly A Yadav & Associates LLP)

Chartered Accountants

Firm Regn No: 129725W/W100686

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKB1KB6007

**Vadodara**  
Date: 24th May, 2024

For and on behalf of the Board of Directors of  
**Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhanja**  
Company Secretary  
& Compliance Officer

**Mumbai**  
Date: 24th May, 2024

## Consolidated Statement of Profit and loss for the year ended 31st March 2024

(Amount in ₹ '000)

Sr. No.	Particulars	Note No.	For the year ended 31st March, 2024	For the year ended 31st March, 2023
	<b>INCOMES</b>			
I	Revenue From Operations	22	12,189.96	34,420.26
II	Other Income	23	4,899.95	2,577.07
III	<b>Total Income (I+II)</b>		<b>17,089.91</b>	<b>36,997.33</b>
	<b>EXPENSES</b>			
	Employee benefits expense	24	2,915.00	3,992.84
	Finance costs	25	3,233.80	2,949.16
	Depreciation and Amortization expense	4	1,752.37	1,397.09
	Other expenses	26	3,205.36	24,799.00
	<b>Total expenses (IV)</b>		<b>11,106.53</b>	<b>33,138.09</b>
V	<b>Profit before tax (III-IV)</b>		<b>5,983.38</b>	<b>3,859.24</b>
	<b>Tax expense:</b>			
VI	Current tax	21	1,330.75	1,010.64
	Excess Provision of Tax Written-back	21	(17.11)	(123.14)
	Deferred tax	21	110.06	1,182.93
VII	<b>Profit for the year from continuing operations (V-VI)</b>		<b>4,559.68</b>	<b>1,788.81</b>
VII I	Share of profit/(loss) of associate		(617.90)	(66.17)
IX	<b>Profit for the year</b>		<b>3,941.78</b>	<b>1,722.64</b>
X	<b>Other Comprehensive Income</b>			
	Items that will not be reclassified to Profit and Loss account			
	(i) (Loss) on investments through Other Comprehensive Income		-	-
	(ii) Income tax on above		-	-
XI	<b>Total Comprehensive Income for the year (IX + X)</b>		<b>3,941.78</b>	<b>1,722.64</b>
XII	<b>Earnings per share (Equity shares with face value of ₹ 10 each)</b>			
	(1) Basic earnings per share in ₹		1.31	0.57
	(2) Diluted earnings per share in ₹		1.31	0.57

## See accompanying notes to the financial statements

In terms of our report attached

**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**

Chartered Accountants

Firm Regn No: 129725W/W100686

**CA Arvind Yadav**

Partner

Membership No: 047422

UDIN: 24047422BKB1KB6007

**Vadodara****Date: 24th May, 2024**

For and on behalf of the Board of Directors of

**Arunis Abode Limited****Mrs. Dhara Desai**

Managing Director

DIN: 02926512

**Mr. Deniis Desai**

Director

DIN: 02904192

**Ms. Heena Gupta**

Chief Financial Officer

**Mrs. Garima Mandhania**Company Secretary  
& Compliance Officer**Mumbai****Date: 24th May, 2024**

**Consolidated Cash Flow Statement for the year ended 31st March 2024**

(Amount in ₹ '000)

Sr. No.	Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
A	<b>Cash Flow From Operating Activities</b>	-	-
	Profit Before Tax	5,983.38	3,859.24
	<u>Adjustments for:</u>	-	-
	Depreciation and amortisation expense	1,752.37	1,397.09
	Finance cost	3,233.80	2,949.16
	Gain on Financial Instruments at Fair Value through Profit and Loss (net)	(5,665.16)	(2,512.01)
	Profit on sale of Property, Plant and Equipment	-	(73.35)
	Interest Income	(2,713.33)	(1,724.49)
	Dividend Income	(26.10)	(153.11)
	Profit on disposal of controlling stake in subsidiary	-	(53.01)
	Share in loss of associate	617.90	66.17
	Fair Value Gain on investment in OCD	(846.86)	(428.11)
	Rent Income	(877.25)	(145.00)
	<b>Operating Profit before Working Capital Changes</b>	<b>1,458.75</b>	<b>3,182.58</b>
	<u>Changes in working capital:</u>		
	Securities for trade	18,057.83	44,568.41
	Trade Receivables	25,751.96	(25,787.52)
	Financial Assets	(180.00)	20,400.00
	Other current Assets	(92.00)	(41.68)
	Trade payables	842.77	(24,658.30)
	Financial Liabilities	(10.82)	(70.57)
	Other current liabilities	(1,816.42)	2,247.49
	Taxes Paid (net)	1,524.98	(1,101.19)
	<b>Net Cash Flow from/ (used in) Operating Activities</b>	<b>45,537.05</b>	<b>18,739.22</b>
B	<b>Cash Flow From Investing Activities :</b>		
	Purchase of property, plant and equipment	(430.85)	(8,745.25)
	Proceeds from sale of property, plant and equipment	-	1,536.80
	Purchase of optionally convertible debentures	(436.41)	(38,300.00)
	Investment in Inter-corporate deposits	(16,749.45)	-
	Proceeds from sale of controlling stake in subsidiary	-	765.00
	Cash flows towards share in associate (net)	(617.90)	(1,101.45)
	Purchase of controlling stake in subsidiary	-	(423.70)
	Purchase of shares in other companies	-	(3.00)
	Interest received	799.56	1,549.09
	Dividend received	26.10	153.11
	Rent received	877.25	145.00
	<b>Net Cash Flow from Investing Activities</b>	<b>(16,531.70)</b>	<b>(44,424.40)</b>

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## ANNUAL REPORT 2023-24

Sr. No.	Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
C	<b>Cash Flow From Financing Activities</b>		
	Repayment of Borrowings	(25,823.13)	(1,505.94)
	Proceeds from Borrowings	-	19,175.60
	Proceeds From / Investment in Deposits with Bank	-	2,950.00
	Interest paid	(3,233.80)	(2,938.35)
	<b>Net Cash Flow from/ (used in) Financing Activities</b>	<b>(29,056.93)</b>	<b>17,681.31</b>
	<b>Net Increase/ (Decrease) in Cash &amp; Cash Equivalents</b>	<b>(51.58)</b>	<b>(8,003.87)</b>
	<b>Cash and Cash Equivalents as at the beginning of the year</b>	<b>517.33</b>	<b>8,521.19</b>
	<b>Cash and Cash Equivalents as at end of the year</b>	<b>465.75</b>	<b>517.33</b>

In terms of our report attached

**For A R P A N & Associates LLP**

**(formerly A Yadav & Associates LLP)**

Chartered Accountants

Firm Regn No: 129725W/W100686

**CA Arvind Yadav**

Partner

Membership No: 047422

UDIN: 24047422BKB1KB6007

**Vadodara**

**Date: 24th May, 2024**

**For and on behalf of the Board of Directors of  
Arunis Abode Limited**

**Mrs. Dhara Desai**

Managing Director

DIN: 02926512

**Mr. Deniis Desai**

Director

DIN: 02904192

**Ms. Heena Gupta**

Chief Financial Officer

**Mrs. Garima Mandhania**

Company Secretary

& Compliance Officer

**Mumbai**

**Date: 24th May, 2024**



**Consolidated Statement of Changes in Equity for the year ended 31st March 2024**
**A. Equity Share Capital**

Particulars	Note	(Amount in ₹ '000)
		Amount
<b>Issued, Subscribed and fully paid equity shares of ₹ 10 each</b>		
Balance as at 1st April, 2022		30,000.00
Changes during the year	14	-
Balance as at 31st March, 2023		30,000.00
Changes during the year	14	-
Balance as at 31st March, 2024		30,000.00

**B. Other Equity**

Particulars	Retained Earnings		Total
	Retained Earnings	General Reserve	
<b>Balance as on 1st April, 2022</b>	28,554.42	518.87	29,073.29
Profit for the year	1,722.64	-	1,722.64
Other comprehensive income for the year	-	-	-
<b>Balance as on 31st March, 2023</b>	<b>30,277.06</b>	<b>518.87</b>	<b>30,795.93</b>
<b>Balance as on 1st April, 2023</b>	30,277.06	518.87	30,795.93
Profit for the year	3,941.78	-	3,941.78
Other comprehensive income for the year	-	-	-
<b>Balance as on 31st March, 2024</b>	<b>34,218.84</b>	<b>518.87</b>	<b>34,737.71</b>

In terms of our report attached  
**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Regn No: 129725W/W100686

**For and on behalf of the Board of Directors of**  
**Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKB1KB6007

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhanja**  
Company Secretary  
& Compliance Officer

**Vadodara**  
**Date: 24th May, 2024**

**Mumbai**  
**Date: 24th May, 2024**

## Notes to Consolidated Financial Statements of Arunis Abode Limited for the Financial Year 2023-24

### Note 1 Group Overview

Arunis Abode Limited ("the Company") and its subsidiary (collectively hereinafter referred to as "the Group") is engaged in Real Estate Business and dealing in commodities. The Group has filed prescribed documents with the Registrar of Companies. Earlier the Group was engaged in business of Stock and Securities Trading and Investment. Further, the management of Holding Company has discontinued active trading / investing in shares and mutual funds in Cash and Future & Options segments from February 2024.

The Registered office of the Company is situated at "Desai House", Survey No: 2523, Costal High Way, Umersadi, Killa Pardi, Valsad, and Gujarat 396125.

### Note 2 Basis of preparation of consolidated financial statements

#### 2.1 Basis of preparation and compliance with Ind AS

The consolidated financial statements of the Group as at and for the year ended March 31, 2024 have been prepared in accordance with Indian Accounting standards ('Ind AS') notified under section 133 of the Companies Act, 2013 ('Act') and the Companies (Indian Accounting Standards) Rules issued from time to time and relevant provisions of the Companies Act, 2013 (collectively called as Ind AS).

#### 2.2 Basis of measurement

The consolidated financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVOCI) instruments, derivative financial instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value.

#### 2.3 Functional and presentation currency

The consolidated financial statements are prepared in Indian Rupees, which is the Group's functional and presentation currency. All financial information presented in Indian Rupees has been rounded to the nearest Rupee.

#### 2.4 Current and non-current classification

The Group presents assets and liabilities in the Balance Sheet based on current / non-current classification. An asset is classified as current if it satisfies any of the following criteria:

- a) It is expected to be realised or intended to sale or consumed in the Group's normal operating cycle,
- b) It is held primarily for the purpose of trading,
- c) It is expected to be realised within twelve months after the reporting period, or
- d) It is a cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current if it satisfies any of the following criteria:

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

The Group classifies all other liabilities as noncurrent. Current liabilities include current portion of noncurrent financial liabilities. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The consolidated financial statements for the year ended March 31, 2024 are being authorised for issue in accordance with a resolution of the Board of Directors passed on May 24, 2024.

The Group has applied the following accounting policies total periods presented in the consolidated financial statements.

**2.1 - Revenue recognition**

**Revenue from Contracts with Customers**

Revenue (other than for those items to which Ind AS 109 Financial Instruments are applicable) is measured at fair value of the consideration received or receivable. Ind AS 115, Revenue from contracts with customers, outlines a single comprehensive model of accounting for revenue arising from contracts with customers.

The Group recognises revenue from contracts with customers based on a five-step model as set out in Ind AS 115:

Step 1: Identify contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2: Identify performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3: Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Group allocates the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Group expects to be entitled in exchange for Satisfying each performance obligation.

Step 5: Recognise revenue when (or as) the Group satisfies a performance obligation.

The Group recognises revenue from consultancy provided for real-estate projects. Interest income is recognized using the effective interest rate method. Interest is earned on delayed payments from customers and is recognised on a time proportion basis taking into account the amount outstanding from customers and the rates applicable. Dividend income is recognised when the right to receive payment of the dividend is established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

**2.2. - Operating Segments**

Segments have been identified in accordance with Indian Accounting Standards (Ind AS) 108 on Operating Segments considering the risk or return profiles of the business. As required under Ind AS 108, the Chief Operating Decision Maker (CODM) evaluates the performance and allocates resources based on analysis of various performance indicators. Accordingly, information has been presented for the Group’s operating segments and the Group has identified business segment as primary segment. The reportable segment is real estate consultancy and the trading in securities.

**2.3 – Investment in subsidiaries**

Investment in subsidiaries is carried at cost in the separate consolidated financial statements.

**2.4 - Property, plant and equipment**

Property, plant and equipment are stated at acquisition cost less accumulated depreciation and accumulated impairment losses, if any. Subsequent costs are included in the asset’s carrying amount. Items of property, plant and equipment are initially recorded at cost.

Cost comprises acquisition cost, borrowing cost if capitalization criteria are met, and directly attributable cost of bringing the asset to its working condition for the intended use. Subsequent expenditure relating to property, plant and equipment

is capitalized only when it is probable that future economic benefit associated with these will flow with the Group and the cost of the item can be measured reliably. Items of Property, plant and equipment that have been retired from active use and are held for disposal are stated at the lower of their net book value or net realisable value and are shown separately in the consolidated financial statements, if any.

**Depreciation methods, estimated useful lives and residual value**

Depreciation on Property, plant and equipment is provided on Straight Line Method at the rates prescribed in Schedule II to the Group’s Act, 2012. Depreciation on additions to Property, plant and equipment and assets disposed off/discarded is charged on pro-rata basis.

The useful lives have been determined based on technical valuation done by the management’s expert who are higher than those specified by Schedule II to the Companies Act; 2013, in order to reflect the actual usage of the assets. The residual values are not more than 5% of the original cost of the asset.

The assets’ residual values and useful lives are reviewed and adjusted if appropriate, at the end of each reporting period. An asset’s carrying amount is written down immediately to its recoverable amount if the asset’s carrying amount is greater than its estimated recoverable amount.

The useful lives of the property, plant and equipment are as follows:

<b>Assets</b>	<b>Estimated Useful Life (in years)</b>
Office Buildings	60
Furniture and Fittings	10
Motor Vehicles	8
Office Equipment	5
Computers	3

**Capital work-in-progress and Capital advances:**

Capital work-in-progress are property, plant and equipment which are not yet ready for their intended use. Advances given towards acquisition of fixed assets outstanding at each reporting date are shown as other non-financial assets.

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

De-recognition:

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising from de-recognition, disposal or retirement of an item of property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised net, within “Other Income” or “Other Expenses”, as the case maybe, in the Statement of Profit and Loss in the year of de-recognition, disposal or retirement.

**2.5 - Borrowing costs**

Borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

**2.6 – Investment**

Investment in equity shares which were not regularly traded on stock exchange is considered to be current investment.

## 2.7 - Financial instruments

### Recognition and Initial Measurement

The Group recognizes all the financial assets and liabilities at its fair value on initial recognition; In the case of financial assets not valued at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset are added to the fair value on initial recognition. The financial assets are accounted on a trade date basis.

**Classification and subsequent measurement of financial asset or financial liability:** For subsequent measurement, financial assets are categorised into:

a. **Amortised cost:** The Group classifies the financial assets at amortised cost if the contractual cash flows represent solely payments of principal and interest on the principal amount outstanding and the assets are held under a business model to collect contractual cash flows. The gains and losses resulting from fluctuations in fair value are not recognised for financial assets classified in amortised cost measurement category.

b. **Fair value through other comprehensive income (FVOCI):** The Group classifies the financial assets as FVOCI if the contractual cash flows represent solely payments of principal and interest on the principal amount outstanding and the Group's business model is achieved by both collecting contractual cash flow and selling financial assets. In case of debt instruments measured at FVOCI, changes in fair value are recognised in other comprehensive income.

The impairment gains or losses, foreign exchange gains or losses and interest calculated using the effective interest method are recognised in profit or loss. On de-recognition, the cumulative gain or loss previously recognised in other comprehensive income is re-classified from equity to profit or loss as a reclassification adjustment. In case of equity instruments irrevocably designated at FVOCI, gains / losses including relating to foreign exchange, are recognised through other comprehensive income. Further, cumulative gains or losses previously recognised in other comprehensive income remain permanently in equity and are not subsequently transferred to profit or loss on derecognition.

c. **Fair value through profit or loss (FVTPL):** The financial assets are classified as FVTPL if these do not meet the criteria for classifying at amortised cost or FVOCI. Further, in certain cases to eliminate or significantly reduce a measurement or recognition inconsistency (accounting mismatch), the Group irrevocably designates certain financial instruments at FVTPL at initial recognition. In case of financial assets measured at FVTPL, changes in fair value are recognised in profit or loss.

Profit or loss on sale of investments is determined on the basis of first-in-first-out (FIFO) basis.

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

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

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.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

**Level 1 financial instruments:** Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Group has access to at the measurement date. The Group considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2 financial instruments: Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 financial instruments: Those that include one or more unobservable input that is significant to the measurement as whole.

Based on the Group's business model for managing the investments, the Group has classified its investments and securities for trade at FVTPL.

Financial liabilities are carried at amortised cost using the effective interest rate method. For trade and other payables, the carrying amount approximates the fair value due to short maturity of these instruments.

d. Derecognition: The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset. The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

e. Impairment of financial assets: In accordance with Ind AS 109, the Group applies expected credit loss model (ECL) for measurement and recognition of impairment loss. The Group recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. At each reporting date, the Group assesses whether the loans have been impaired. The Group is exposed to credit risk when the customer defaults on his contractual obligations. For the computation of ECL, the loan receivables are classified into three stages based on the default and the aging of the outstanding. If the amount of an impairment loss decreases in a subsequent period, and the decrease can be related objectively to an event occurring after the impairment was recognised, the excess is written back by reducing the loan impairment allowance account accordingly. The write-back is recognised in the statement of profit and loss.

The Group recognises life time expected credit loss for trade receivables and has adopted the simplified method of computation as per Ind AS 109. The Group considers outstanding overdue for more than 90 days for calculation of expected credit loss. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

### 2.8 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

### 2.9 - Provisions, Contingent liabilities, Contingent assets and Commitments: General

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are determined based on management estimates required to settle the obligation at the balance sheet date, supplemented by experience of similar transactions. These are reviewed at the balance sheet date and adjusted to reflect the current management estimates.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is termed as a contingent liability.

Contingent assets are neither recognised nor disclosed.

### 2.10 - Earnings per share

Basic earnings per share are 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. No instruments have been issued by the Group or are outstanding on the end of the reporting period that has the potential to dilute the EPS.

### **2.11- Trade Receivables**

Trade receivables are amounts due from customers for services performed in the ordinary course of business. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.

### **2.12 - Employee benefits – Short-term employee benefits**

Short term employee benefits include salaries and short-term cash bonus. A liability is under short-term cash bonus or target-based incentives if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably. These costs are recognised as an expense in the Statement of Profit and Loss at the undiscounted amount expected to be paid over the period of services rendered by the employees to the Group.

### **2.13 - Borrowing costs**

Borrowing costs include interest expense as per the effective interest rate (EIR) and other costs incurred by the Group in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the year in which they are incurred. The difference between the discounted amount mobilized and redemption value of commercial papers is recognized in the statement of profit and loss over the life of the instrument using the EIR.

### **2.14 Income tax**

The income tax expense comprises current and deferred tax incurred by the Group. Income tax expense is recognised in the income statement except to the extent that it relates to items recognised directly in equity or OCI, in which case the tax effect is recognised in equity or OCI. Income tax payable on profits is based on the applicable tax laws in each tax jurisdiction and is recognised as an expense in the period in which profit arises.

Current tax is the expected tax payable/receivable on the taxable income or loss for the period, using tax rates enacted for the reporting period and any adjustment to tax payable/receivable in respect of previous years. Current tax assets and liabilities are offset only if, the Group has a legally enforceable right to set off the recognised amounts; and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purpose and the amounts for tax purposes. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised, for all deductible temporary differences, to the extent it is probable that future taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized, such reductions are reversed when the probability of future taxable profits improves.

The tax effects of income tax losses, available for carry forward, are recognised as deferred tax asset, when it is probable that future taxable profits will be available against which these losses can be set-off. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

### Note- 2.15 Critical and significant accounting judgements, estimates and assumptions

#### Critical estimates and judgements

The following are the critical judgements, apart from those involving estimations that the management have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognized in the consolidated financial statements. Actual results may differ from these estimates.

These estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates in the period in which the estimate is revised if their vision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

#### (a) Useful lives of property, plant and equipment and intangible assets

Management reviews the useful lives of depreciable assets at each reporting. As at March 31, 2024 management assessed that the useful lives represent the expected utility of the assets to the Group. Further, there is no significant change in the useful lives as compared to previous year.

#### (b) Recognition and measurement of provision and contingencies

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the reporting date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

#### (c) Recognition of deferred tax assets / liabilities:

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences could be utilized.

#### Significant accounting judgements, estimates and assumptions

The preparation of the Group's consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the Grouping disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

#### Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements.

#### Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based on its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

#### Provision and contingent liability

On an ongoing basis, Group reviews pending cases, claims by third parties and other contingencies. For contingent losses that are considered probable, an estimated loss is recorded as an accrual in consolidated financial statements. Loss Contingencies that are considered possible are not provided for but disclosed as Contingent liabilities in the consolidated financial statements. Contingencies the likelihood of which is remote are not disclosed in the consolidated financial



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statements. Gain contingencies are not recognized until the contingency has been resolved and amounts are received or receivable.

In terms of our report attached

**For A R P A N & Associates LLP**  
**(formerly A Yadav & Associates LLP)**  
Chartered Accountants  
Firm Registration No: 129725W/W100686

**For and on behalf of the Board of Directors of**  
**Arunis Abode Limited**

**Mrs. Dhara Desai**  
Managing Director  
DIN: 02926512

**Mr. Deniis Desai**  
Director  
DIN: 02904192

**CA Arvind Yadav**  
Partner  
Membership No: 047422  
UDIN: 24047422BKBLKA7940

**Ms. Heena Gupta**  
Chief Financial Officer

**Mrs. Garima Mandhania**  
Company Secretary  
& Compliance Officer

**Vadodara**  
**24th May 2024**

**Mumbai**  
**24th May 2024**

Note 4 Property, Plant and Equipment

(Amount in ₹ '000)

Particulars	Gross Block			Accumulated depreciation				Net Block		
	Balance as at 1st, April, 2023	Additions	Disposals	Balance as at 31st March, 2024	Balance as at 1st, April, 2023	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2024	Balance as at 31st March, 2024	Balance as at 31st March, 2023
(a) Buildings	9,002.00	-	9,002.00	-	1,043.63	-	1,043.63	-	-	7,958.37
(b) Computers	182.80	65.85	-	248.65	50.17	46.11	-	96.28	152.37	132.63
(c) Furniture and Fixtures	391.00	-	-	391.00	210.56	37.18	-	247.74	143.26	180.44
(d) Vehicles	12,538.23	-	-	12,538.23	1,128.22	1,488.91	-	2,617.13	9,921.10	11,410.01
(e) Office equipment	271.16	365.00	-	636.16	103.40	37.63	-	141.03	495.13	167.76
<b>Total (A+B)</b>	<b>22,385.19</b>	<b>430.85</b>	<b>9,002.00</b>	<b>13,814.04</b>	<b>2,535.98</b>	<b>1,609.83</b>	<b>1,043.63</b>	<b>3,102.18</b>	<b>10,711.86</b>	<b>19,849.21</b>

Particulars	Gross Block			Accumulated depreciation				Net Block		
	Balance as at 1st, April, 2022	Additions	Disposals	Balance as at 31st March, 2023	Balance as at 1st, April, 2022	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2023	Balance as at 31st March, 2023	Balance as at 31st March, 2022
(a) Buildings	9,002.00	-	-	9,002.00	901.09	142.54	-	1,043.63	7,958.37	8,100.91
(b) Computers	-	182.80	-	182.80	-	50.17	-	50.17	132.63	-
(c) Furniture and Fixtures	391.00	-	-	391.00	173.37	37.19	-	210.56	180.44	217.63
(d) Vehicles	5,770.26	8,463.04	1,695.07	12,538.23	201.29	1,158.55	231.62	1,128.22	11,410.01	5,568.97
(e) Office equipment	171.15	100.01	-	271.16	94.76	8.64	-	103.40	167.76	76.99
<b>Total (A+B)</b>	<b>15,334.41</b>	<b>8,745.85</b>	<b>1,695.07</b>	<b>22,385.19</b>	<b>1,370.51</b>	<b>1,397.09</b>	<b>231.62</b>	<b>2,535.98</b>	<b>19,849.21</b>	<b>13,964.50</b>

Note 4 Property, Plant and Equipment

(Amount in ₹ '000)

Particulars	Gross Block			Accumulated depreciation				Net Block		
	Balance as at 1st, April, 2023	Additions	Disposals	Balance as at 31st March, 2024	Balance as at 1st, April, 2023	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2024	Balance as at 31st March, 2024	Balance as at 31st March, 2023
(a) Buildings	-	7,958.37	-	7,958.37	-	142.54	-	142.54	7,815.83	-
<b>Total (A+B)</b>	-	<b>7,958.37</b>	-	<b>7,958.37</b>	-	<b>142.54</b>	-	<b>142.54</b>	<b>7,815.83</b>	-

Particulars	Gross Block			Accumulated depreciation				Net Block		
	Balance as at 1st, April, 2022	Additions	Disposals	Balance as at 31st March, 2023	Balance as at 1st, April, 2022	Depreciation expense for the year	Depreciation on Assets Disposed	Balance as at 31st March, 2023	Balance as at 31st March, 2023	Balance as at 31st March, 2022
(a) Buildings	-	-	-	-	-	-	-	-	-	-
<b>Total (A+B)</b>	-	-	-	-	-	-	-	-	-	-

Note 5 Investments accounted for using the Equity Method

Particulars	(Amount in ₹ '000)	
	As at 31st March, 2024	As at 31st March, 2023
<b>Carrying amount of the Company's interest in associate</b>		
Arunis Edifice Pvt. Ltd.	-	617.90
<b>Total</b>	-	<b>617.90</b>
Company's share of profit/(loss) in associate to the extent recognised <i>(Subsidiary was converted in Associate w.e.f. 20-Jul-2022)</i>	(617.90)	(66.17)
Company's share of (loss) in associate not recognised due to carrying value turning NIL	(35.68)	-

Note 6 Non Current Investments

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Unquoted Optionally Convertible Redeemable Debentures, Fully paid up, at Fair Value Through Profit and Loss</b>		
Associate (38,30,000 debentures (Previous year: NIL) of Rs. 10 each of Arunis Edifice Pvt. Ltd.)	38,300.00	38,300.00
<b>Unquoted Equity Shares, Fully paid up, at Fair Value Through Profit and Loss</b>		
SVC Bank (50 equity shares (Previous year: NIL) of Rs. 60 each)	3.00	3.00
<b>Other Investments, at amortised cost</b>		
Investment in Shiv Arunoday Developers & Consultants	436.41	-
<b>Total Non-Current Investments</b>	<b>38,739.41</b>	<b>38,303.00</b>
Aggregate amount of unquoted investments:	38,739.41	38,920.90
Aggregate amount of impairment in value of investments:	-	-

Note 6.1 The Company acquired 100% of shares in Arunis Realities Pvt. Ltd. during the previous year in July, 2022.

Note 7 Income-tax Assets (Net):

Particulars	As at 31st March, 2024	As at 31st March, 2023
Income-tax Assets (Net)	779.21	2,287.09
<b>Total</b>	<b>779.21</b>	<b>2,287.09</b>

Note 8 Securities for trade

Particulars	As at 31st March, 2024	As at 31st March, 2023
Quoted Equity Shares, Fully paid up, at Fair value through Profit and Loss	45.89	12,438.56
<b>Total</b>	<b>45.89</b>	<b>12,438.56</b>

**Note 9 Trade Receivables**

(Amount in ₹ '000)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Unsecured, Considered Good	35.56	25,787.52
<b>Total</b>	<b>35.56</b>	<b>25,787.52</b>

**Trade Receivables Ageing Schedule**

Particulars	Outstanding as at 31st March, 2024 for following periods from the due date						
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Undisputed trade receivables							
- considered good	35.56	-	-	-	-	-	35.56
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
Disputed trade receivables	-	-	-	-	-	-	-
- considered good	-	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>35.56</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35.56</b>

Particulars	Outstanding as at 31st March, 2023 for following periods from the due date						
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Undisputed trade receivables							
- considered good	25,787.53	-	-	-	-	-	25,787.53
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
Disputed trade receivables	-	-	-	-	-	-	-
- considered good	-	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>25,787.53</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,787.53</b>

**Note 10 Cash and Cash Equivalent**

(Amount in ₹ '000)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Cash in hand	17.91	54.51
Balance with bank in current account	447.84	462.82
<b>Total</b>	<b>465.75</b>	<b>517.33</b>

10.1 Cash on hand was verified and certified by the management of the company.

10.2 Balance with Bank in current account are certified by the respective Banks.

**Note 11 Other Bank Balances**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Balance with bank in deposit account	10.00	10.00
<b>Total</b>	<b>10.00</b>	<b>10.00</b>

**Note 12 Other Current Financial Assets**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>At amortized cost</b>		
Inter-corporate Deposits to related parties	16,749.45	-
Interest receivable on		
- Debentures	2,287.44	373.67
- Term deposits with Bank	0.31	0.31
Security Deposits Given	680.00	500.00
<b>Total</b>	<b>19,717.20</b>	<b>873.98</b>

**Note 13 Other Current Assets**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Advance to vendors	-	-
Prepaid Expenses	88.08	123.18
Balance with Government Authorities	67.10	-
Other assets	1,334.98	428.11
<b>Total</b>	<b>1,490.16</b>	<b>551.29</b>

**Note 14 Equity Share Capital**

(Amount in ₹ '000)

Particulars	As at 31st March 2024		As at 31st March 2023	
	Number of Shares	Amount	Number of Shares	Amount
<b>Authorised</b>				
Equity Shares: Face value of ₹ 10/- each	75,00,000	75,000.00	75,00,000	75,000.00
<b>Issued, Subscribed and Paid up</b>				
Equity Shares: Face value of ₹ 10/- each	30,00,000	30,000.00	30,00,000	30,000.00
	<b>30,00,000</b>	<b>30,000.00</b>	<b>30,00,000</b>	<b>30,000.00</b>

**(A) Reconciliation of the Number of Shares Outstanding**

Particulars	As at 31st March 2024		As at 31st March 2023	
	Number	Amount	Number	Amount
Equity Shares at the beginning of the year	30,00,000	30,000.00	30,00,000	30,000.00
Add : Shares issued during the year	-	-	-	-
<b>Equity Shares at the end of the year</b>	<b>30,00,000</b>	<b>30,000.00</b>	<b>30,00,000</b>	<b>30,000.00</b>

**(B) Terms and Rights attached to each class of share:**

The company has only One Class of Equity Shares having face Value of Rs.10 each. Each holder of equity share is entitled to 1 vote per share. The company has not declared/paid dividend during the financial years 2019-20, 2020-21, 2021-22, 2022-23 and 2023-24.

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

**(C) Shareholders holding more than 5% of equity share capital**

Particulars	As at 31st March 2024		As at 31st March 2023	
	Number of Shares	Percentage Holding	Number of Shares	Percentage Holding
Deniis Desai	21,05,000	70.17%	21,05,000	70.17%

**(D) Disclosure of Shareholding of Promoters**

Shares held by promoters	Number of Shares	Percentage Holding	Number of Shares	Percentage Holding
<b>Deniis Desai</b>				
As at 31st March 2024	21,05,000	70.17%	21,05,000	70.17%
As at 31st March 2023	21,05,000	70.17%	21,05,000	70.17%

Note: As per the records of the Company, including its Register of Shareholders / Members and other declarations received from the shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

Note 15 Other Equity

(Amount in ₹ '000)

Particulars	Retained Earnings		Items of OCI	Total
	Retained Earnings	General Reserve	Investments through OCI	
<b>Balance as on 1st April, 2022</b>	28,554.42	518.87	-	29,073.29
Profit for the year	1,722.64	-	-	1,722.64
Other comprehensive income for the year	-	-	-	-
<b>Balance as on 31st March, 2023</b>	<b>30,277.06</b>	<b>518.87</b>	-	<b>30,795.93</b>
<b>Balance as on 1st April, 2023</b>	30,277.06	518.87	-	30,795.93
Profit for the year	3,941.78	-	-	3,941.78
Other comprehensive income for the year	-	-	-	-
<b>Balance as on 31st March, 2024</b>	<b>34,218.84</b>	<b>518.87</b>	-	<b>34,737.71</b>

Note 16 Non Current Borrowings

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Term loan from bank</b>	-	-
Vehicle Loan From Federal Bank Limited	1,660.91	2,844.20
Vehicle Loan From SVC Bank Limited	5,485.57	7,361.94
<b>Total</b>	<b>7,146.48</b>	<b>10,206.14</b>

Note 16.1

Loan From	Federal Bank Ltd.	SVC Bank Ltd.
Loans sanctioned	₹ 3,399	₹ 7,937
Loan term	5 years	7 years
Repayment	60 EMIs	84 EMIs
Rate of Interest	7.25%	8%
Security given	Vehicle	Vehicle

Note 17 Current Borrowings

Particulars	As at 31st March, 2024	As at 31st March, 2023
Demand Loan From Motilal Oswal Finvest Ltd, Secured	-	24,362.52
Current Maturities of Non-current Borrowings	1,599.05	-
<b>Total</b>	<b>1,599.05</b>	<b>24,362.52</b>



**Note 17.1**

Loan From Motilal Oswal Finvest Ltd has been completely paid-off during current year. Loan details are as under:

<b>Loan From</b>	<b>Motilal Oswal Finvest Ltd</b>
Loans sanctioned	₹ 4,800.00
Loan term	5 years
Repayment	60 EMIs
Rate of Interest	10.00%
Security given	Equity shares

**Note 18 Trade Payables**

(Amount in ₹ '000)

<b>Particulars</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
Total outstanding dues of Micro, Small and Medium enterprises	-	-
Total outstanding dues of creditors other than Micro, Small and Medium enterprises	1,336.88	494.11
<b>Total</b>	<b>1,336.88</b>	<b>494.11</b>

**Note 18.1 Ageing of Trade Payables**

<b>Particulars</b>	<b>Outstanding as at 31st March, 2024 for following periods from the due date</b>					
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed dues						
Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	125.00	1,211.88	-	-	-	1,336.88
Disputed dues						
Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	-	-	-	-	-	-
<b>Total</b>	<b>125.00</b>	<b>1,211.88</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,336.88</b>

<b>Particulars</b>	<b>Outstanding as at 31st March, 2023 for following periods from the due date</b>					
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed dues						
Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	-	494.11	-	-	-	494.11
Disputed dues						
Micro, Small and Medium enterprises	-	-	-	-	-	-
Others	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>494.11</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>494.11</b>

Note 18.2 There are no outstanding dues to Micro, Small and Medium entities as determined by the Management to the extent such parties have been identified on the basis of information collected. This has been relied upon by the auditors. Accordingly, no disclosures are required under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

Note 18.3 Trade Payable includes amount payable to Motilal Oswal Financial Services Ltd. for Purchase of Shares & Securities from Recognised Stock Exchange and are non-interest bearing and normally settled in 90 day terms.

Note 18.4 For explanation on Company's Credit risk management process, refer note 34.

Note 18.5 Refer note 27 for Related Party Balances and terms and conditions with related parties.

**Note 19 Other Current Financial Liabilities**

(Amount in ₹ '000)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Interest payable on demand loan	-	10.81
<b>Total</b>	-	<b>10.81</b>

**Note 20 Other Financial Liabilities**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Statutory Dues Payable	8.49	1,824.91
Security Deposits Received	435.00	435.00
<b>Total</b>	<b>443.49</b>	<b>2,259.91</b>

## Note 21 Deferred Tax Liability

(Amount in ₹ '000)

Major components of income tax expense	For the year ended on	
	31st March, 2024	31st March, 2023
<b>(a) Profit &amp; loss section</b>		
Current tax	1,330.75	1,010.64
Excess Provision of Tax Written-back	(17.11)	(123.14)
Deferred tax	110.06	1,182.93
<b>Income tax expense reported in the statement of profit or loss</b>	<b>1,423.70</b>	<b>2,070.43</b>
<b>(b) Other comprehensive income section</b>		
Net (gain) / loss on re-measurements of financial instruments	-	-
<b>Income tax charged to OCI</b>	<b>-</b>	<b>-</b>
<b>(c) Reconciliation of tax expense and the accounting profit multiplied by domestic tax rate</b>		
<b>Accounting profit before income tax</b>	<b>5,983.38</b>	<b>3,859.24</b>
Statutory income tax rate	26.00%	26.00%
Tax at statutory income tax rate	<b>1,555.68</b>	<b>1,003.40</b>
<b>Tax effects of:</b>		
Depreciation	126.33	(9.19)
Impact of carried forward loss (net)	70.69	18.38
Non-taxable income (net)	(53.01)	(13.78)
Impact of fair valuation of OCD	(220.18)	(111.31)
Excess provision of earlier years written-back	-	-
Total tax effect	<b>(76.18)</b>	<b>(115.90)</b>
<b>Current tax</b>	<b>1,479.50</b>	<b>887.50</b>
Deferred tax on account of Property, Plant and Equipment	(39.43)	1,090.00
Deferred tax on account of financial assets	220.18	111.31
Deferred tax on account of carried forward business loss	(70.69)	(18.38)
<b>Income-tax expense reported in statement of Profit &amp; loss</b>	<b>1,589.56</b>	<b>2,070.43</b>

## Deferred tax liabilities (net)

Deferred tax relates to the following:

Particulars	Balance sheet		Profit & loss	
	As at		For the year ended on	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
Property, plant and equipment	(2,947.94)	(3,074.27)	(126.33)	1,087.83
Fair value of investment in OCD	(331.49)	(111.31)	220.18	111.31
Carried forward business loss	-	16.20	16.20	(16.20)
<b>Deferred tax expense/(income)</b>			<b>110.05</b>	<b>1,182.94</b>
<b>Net deferred tax (liabilities) / assets</b>	<b>(3,279.43)</b>	<b>(3,169.38)</b>		

**Reconciliation of deferred tax liabilities (net):**

Particulars	As at	
	31st March, 2024	31st March, 2023
<b>Opening Balance</b>	<b>3,169.38</b>	<b>1,986.44</b>
Tax income/(expense) during the period recognised in P&L	110.05	1,182.94
Tax income/(expense) during the period recognised in OCI	-	-
<b>Closing balance</b>	<b>3,279.43</b>	<b>3,169.38</b>

Note: The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities related to income taxes levied by the same tax authority.

**Note 22 Income from Operations**

Particulars	(Amount in ₹ '000)	
	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Consultancy Income	4,000.00	30,100.00
Profit from trading in shares and mutual funds (net)	2,524.80	-
Profit from intraday trading in shares (net)	-	1,808.25
Fair Value Gain on Financial Instruments at Fair Value through Profit and Loss (net)	5,665.16	2,512.01
Income from brokerage	-	-
<b>Total</b>	<b>12,189.96</b>	<b>34,420.26</b>

Note 22.1 The Company has earned Consultancy income from its main activity i.e. Real Estate Business.

Note 22.2 Due to stock market volatility, the amount of gain/loss from trading in shares and mutual funds has been volatile.

**Note 23 Other Income**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Interest Income	2,713.33	1,724.49
Dividend Income	26.10	153.11
Profit on sale of Property, Plant and Equipment	-	73.35
Rent Income	877.25	145.00
Fair Value Gain on investment in OCD	846.86	428.11
Profit on disposal of controlling stake in subsidiary	-	53.01
Share in profit of partnership firm	436.41	-
<b>Total</b>	<b>4,899.95</b>	<b>2,577.07</b>

**Note 24 Employee Benefit Expenses**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Salaries and Wages	1,115.00	2,771.12
Directors' Remuneration	1,800.00	1,200.00
Staff Welfare Expenses	-	21.72
<b>Total</b>	<b>2,915.00</b>	<b>3,992.84</b>

**Note 25 Finance Costs**

(Amount in ₹ '000)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Interest expense on borrowings	3,233.80	2,886.99
Other finance cost	-	62.17
<b>Total</b>	<b>3,233.80</b>	<b>2,949.16</b>

**Note 26 Other Expenses**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Loss from trading in shares and mutual funds (net)	-	19,817.97
Loss from intraday trading in shares (net)	22.38	-
Share Trading Expenses	289.64	1,999.75
Legal and Professional Fees	608.74	594.47
Stock Exchange related Expenses	445.25	431.29
Repairs and Maintenance	287.18	126.65
Rent, Rates and Taxes	469.34	322.46
Advertisement Expenses	142.15	349.56
Insurance Expense	241.20	162.93
Vehicle Expense	-	291.92
Auditors' Remuneration	90.00	90.00
Electricity Expense	134.83	90.48
Directors' Sitting Fees	132.20	101.60
Travelling Expense	13.49	6.99
Printing and Stationery Expense	14.97	30.19
Communication Expense	55.49	47.01
Conveyance	148.38	186.83
Bank Charges	1.92	2.84
Miscellaneous Expenses	108.20	146.06
<b>Total</b>	<b>3,205.36</b>	<b>24,799.00</b>

**Note: Auditors Remuneration**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
<b>Auditors' remuneration comprises of fees for</b>		
Statutory Audit	45.00	45.00
Limited review	30.00	30.00
Statutory Audit fees of Statutory auditors of Subsidiary	15.00	15.00
<b>Total</b>	<b>90.00</b>	<b>90.00</b>

**Note 27 Related Party Transactions**

Related party disclosures, in accordance with the Indian Accounting Standard 24 "Related Party Disclosures" are given below:

(i) Related parties with whom transactions have taken place during the year:

<b>Parent company</b>	Arunis Realities Private Limited, w.e.f. 06.07.2022
<b>Wholly owned Subsidiary</b>	Arunis Edifice Private Limited w.e.f. 19.07.2022 (Wholly owned from 02.06.2021 till 18.07.2022)
<b>Associate</b>	Mrs. Dhara Denis Desai, Managing Director
<b>Directors/ Key Managerial Personnel (KMP)</b>	Ms. Heena Gupta, Chief Financial Officer, w.e.f. 11.11.2022
	Mr. Deniis Desai, Chief Financial Officer, w.e.f 23.05.2023 upto 10.11.2022 and Director, w.e.f 26.03.2024
	Mrs. Garima Mandhania, Company Secretary and Compliance Officer, w.e.f. 10.05.2023
	Mrs. Hirak Patel, Company Secretary and Compliance Officer, upto 09.05.2023
	Mrs. Leena Desai, Independent Director
	Mrs. Megha Sultania, Independent Director
	Mr. Chirag Shah, Director, upto 26.03.2024
<b>Relatives of KMP and Entities in which KMP / Relatives of KMP have substantial interest</b>	Mrs. Arunaben Desai
	Arudha Traders Private Limited
	Arunis Realities Private Limited
	Arunis Financial and Management Consultant Private Limited
	Kenil Financial and Consultancy Services Private Limited
	Shiv Arunoday Developers & Consultants
	Denis Desai HUF
	Nirmala Alumni Association
	Arunis Constructions

(ii) Aggregate of transactions for the year with these parties have been given below:

Nature of Transaction	Name of the Party	(Amount in ₹ '000)	
		For the year ended 31st March, 2024	For the year ended 31st March, 2023
Remuneration	KMP	2,640.00	3,404.17
Purchase of shares	Subsidiary	-	-
Purchase of Optionally convertible debentures	Associate	-	38,300.00
Sale of shares	Relatives of KMP and Entities in which KMP have substantial interest	-	525.00
	KMP	-	240.00
Sitting fees	KMP	134.00	98.00
Loans given	Associate	7,100.00	990.00
Loans repayment received	Associate	3,100.00	990.00
Inter-corporate deposits given	Associate	13,100.00	-
Repayment of Inter-corporate deposits	Associate	500.00	-
Interest income on debentures at fair value	Associate	2,767.11	1,398.85

(iii) Aggregate of balance outstanding as at the Balance Sheet date have been given below:

Nature of Transaction	Name of the Party	(Amount in ₹ '000)	
		As at 31st March, 2023	As at 31st March, 2022
Investment in equity shares	Subsidiary	423.70	1,500.00
	Associate	735.00	-
Investment in Optionally convertible debentures	Investor Company	38,300.00	-
Remuneration payable	KMP	169.40	147.12

Name of the Party	Nature of Transaction	2023-24	2022-23
Mrs. Dhara Denis Desai	Managerial Remuneration	1,800.00	1,200.00
Mr. Denis Bhupendra Desai	Remuneration	-	1,657.50
Mrs. Hirak Patel	Remuneration	38.71	360.00
Mrs. Garima Mandhania	Remuneration	321.29	-
Ms. Heena Gupta	Remuneration	480.00	186.67
Arunis Edifice Private Limited	Loans given	7,100.00	990.00
Arunis Edifice Private Limited	Loans repayment received	3,100.00	990.00
Arunis Edifice Private Limited	Inter-corporate deposits given	13,100.00	-
Arunis Edifice Private Limited	Repayment of Inter-corporate deposits	500.00	-
Arunis Edifice Private Limited	Interest income	2,611.18	974.81
Arunis Edifice Private Limited	Investment in Optional Convertible Debentures	-	38,300.00
Arunis Realities Private Limited	Investment in equity shares	-	423.70
Mr. Denis Bhupendra Desai	Sale Consideration for equity shares	-	120.00
Denis Desai HUF	Sale Consideration for equity shares	-	150.00
Arunaben Desai	Sale Consideration for equity shares	-	150.00
Arunis Financial and Management Consultant Private Limited	Sale Consideration for equity shares	-	225.00
Mrs. Dhara Denis Desai	Sale Consideration for equity shares	-	120.00
Mr. Chirag Shah	Directors' Sitting Fees	30.00	22.00
Mrs. Megha Sultania	Directors' Sitting Fees	52.00	38.00
Mrs. Leena Desai	Directors' Sitting Fees	52.00	38.00

#### Note 28

In previous year, the management of parent company has changed its policy of presentation of funds invested in financial instruments being shares and mutual funds traded in Cash and Future & Options segments. Such securities were hitherto classified as "Investments" which are now classified as "Securities for trade". This voluntary change is made because it provides in more reliable and relevant information to the users of Group's financial statements.

Accordingly, the group has presented balance sheet as at the earliest reporting period duly taking into account change in presentation. There is no change in measurement of financial instruments covered in above change as they have been measured at fair value through profit and loss.

**Note 29 Contingent Liabilities**

(Amount in ₹ '000)

<b>Claims against the Company not acknowledged as debts (excluding interest and penalty)</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
i. Income Tax (see note)	-	-

As per the details available on Income Tax website and as certified by the management there is no claims against the company.

**Note 30 Earnings Per Share**

<b>Particulars</b>	<b>For the year ended 31st March, 2024</b>	<b>For the year ended 31st March, 2023</b>
Profit attributable to equity shareholders	3,941.78	1,722.64
Weighted average number of equity shares outstanding	30,00,000	30,00,000
Basic and Diluted Earnings per share (Amount in ₹)	1.31	0.57
Face value per Equity Share (Amount in ₹)	10.00	10.00

**Note 31 Operating Segments**

(a) The Company has two operating segments - real estate consultancy and the trading in securities.

(b) Segment Revenue, Segment Results, Segment Assets and Segment Liabilities include the respective amounts identifiable to each of the segments as also amounts allocated on a reasonable basis.



(Amount in ₹ '000)

Particulars	Real Estate Consultancy		Trading in Securities		Others		Total	
	For the year ended							
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
<b>A. Revenue</b>								
Revenue from external customers	4,000.00	30,100.00	8,189.96	4,320.26	-	-	12,189.96	34,420.26
Inter-segment revenue	-	-	-	-	-	-	-	-
<b>Total Revenue From Operations</b>	<b>4,000.00</b>	<b>30,100.00</b>	<b>8,189.96</b>	<b>4,320.26</b>	<b>-</b>	<b>-</b>	<b>12,189.96</b>	<b>34,420.26</b>
Interest revenue	-	-	-	-	2,713.33	1,724.49	2,713.33	1,724.49
Other Income	846.86	481.12	26.10	153.11	1,313.66	218.35	2,186.62	852.58
<b>Total Revenue</b>	<b>4,846.86</b>	<b>30,581.12</b>	<b>8,216.06</b>	<b>4,473.37</b>	<b>4,026.99</b>	<b>1,942.84</b>	<b>17,089.91</b>	<b>36,997.33</b>
<b>B. Expenses</b>								
Total external expenses	469.34	322.46	109.61	19,817.97	5,541.41	8,713.58	6,120.36	28,854.01
Interest expense	910.15	721.23	2,323.65	2,165.76	-	-	3,233.80	2,886.99
Inter-segment expense	-	-	-	-	-	-	-	-
Depreciation	-	-	-	-	1,752.37	1,397.09	1,752.37	1,397.09
<b>Total Expenses</b>	<b>1,379.49</b>	<b>1,043.69</b>	<b>2,433.26</b>	<b>21,983.73</b>	<b>7,293.78</b>	<b>10,110.67</b>	<b>11,106.53</b>	<b>33,138.09</b>
<b>C. Results</b>								
Profit before tax	3,467.37	29,537.43	5,782.80	(17,510.36)	(3,266.79)	(8,167.83)	5,983.38	3,859.24
Less: Tax expense								
Current tax							1,330.75	1,010.64
Excess provision of tax written-back							(17.11)	(123.14)
Deferred tax							110.06	1,182.93
<b>Net Profit</b>							<b>4,559.68</b>	<b>1,788.81</b>

(Amount in ₹ '000)

Particulars	Real Estate Consultancy		Trading in Securities		Others		Total	
	For the year ended							
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
<b>D. Other Information</b>								
Segment assets	12,924.10	38,071.20	8,652.48	20,877.76	-	-	21,576.58	58,948.96
Inter-segment assets	-	-	-	-	-	-	-	-
Investment in group companies	-	-	-	-	-	-	55,485.86	38,917.90
Income-tax assets	-	-	-	-	-	-	779.21	2,287.09
Unallocated corporate assets							2,032.14	1,144.85
<b>Total Segment Assets</b>	<b>12,924.10</b>	<b>38,071.20</b>	<b>8,652.48</b>	<b>20,877.76</b>	<b>-</b>	<b>-</b>	<b>79,873.79</b>	<b>1,01,298.80</b>
Segment liabilities	8,754.02	12,031.05	-	24,362.52			8,754.02	36,393.57
Inter-segment liabilities	-	-	-	-	-	-	-	-
Current tax liabilities							1,330.75	-
Deferred tax liabilities	-	-	-	-	-	-	3,279.43	3,169.38
Unallocated corporate liabilities							1,771.88	939.92
<b>Total Segment Liabilities</b>	<b>8,754.02</b>	<b>12,031.05</b>	<b>-</b>	<b>24,362.52</b>	<b>-</b>	<b>-</b>	<b>15,136.08</b>	<b>40,502.87</b>
Additions to property, plant and equipment	-	8,463.04	430.85	282.81	-	-	430.85	8,745.85

**Note 32 Capital Management**

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to ensure that it maintains an efficient capital structure and healthy capital ratios in order to support its business and maximise shareholder value.

The Company determines the capital management requirements on the basis of Annual Budget and other strategic investment plans as approved by the Board of Directors. The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions or its business requirements. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings less cash and short-term deposits (including other bank balance).

Above mentioned ratios at the end of the reporting period was as follows:

<b>Particulars</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
Non-current financial liabilities	7,146.48	10,206.14
Current financial liabilities	4,266.68	24,867.44
<b>Total debt</b>	<b>11,413.16</b>	<b>35,073.58</b>
Cash and cash equivalents	465.75	517.33
Current financial assets	19,808.65	39,110.06
<b>Net debt</b>	<b>(8,861.24)</b>	<b>(4,553.81)</b>
Share capital	30,000.00	30,000.00
Other equity	34,737.71	30,795.93
<b>Total capital</b>	<b>64,737.71</b>	<b>60,795.93</b>
<b>Gearing ratio</b>	<b>(0.16)</b>	<b>(0.08)</b>

**Note 33 Financial instruments – Fair values and risk management**

The significant accounting policies, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed in Note 2 to the Financial Statements.

**A. Category-wise classification of financial instruments**

The carrying value of financial instruments by categories as of March 31, 2024 is as follows:

(Amount in ₹ '000)

Particulars	Carrying amount				Fair value			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
<b>Financial assets</b>								
Securities for trade	45.89	-	-	45.89	45.89	-	-	45.89
Cash and cash equivalents	-	-	465.75	465.75	-	-	-	-
Other bank balance	-	-	10.00	10.00	-	-	-	-
Investments accounted for using the Equity Method	-	-	-	-	-	-	-	-
Non-current investments	38,303.00	-	436.41	38,739.41	-	-	38,303.00	38,303.00
Trade receivables*	-	-	35.56	35.56	-	-	-	-
Other Current financial asset*	-	-	19,717.20	19,717.20	-	-	-	-
	<b>38,348.89</b>	-	<b>20,664.92</b>	<b>59,013.81</b>	<b>45.89</b>	-	<b>38,303.00</b>	<b>38,348.89</b>
<b>Financial liabilities</b>								
Trade payables*	-	-	1,336.88	1,336.88	-	-	-	-
Current borrowings	-	-	7,146.48	7,146.48	-	-	-	-
Non-current borrowings	-	-	1,599.05	1,599.05	-	-	-	-
Current tax liabilities	-	-	1,330.75	1,330.75	-	-	-	-
Other current financial liabilities*	-	-	-	-	-	-	-	-
	-	-	<b>11,413.16</b>	<b>11,413.16</b>	-	-	-	-

The carrying value of financial instruments by categories as of March 31, 2023 is as follows:

Particulars	Carrying amount				Fair value			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
<b>Financial assets</b>								
Securities for trade	12,438.56	-	-	12,438.56	12,438.56	-	-	12,438.56
Cash and cash equivalents	-	-	517.33	517.33	-	-	-	-
Other bank balance	-	-	10	10	-	-	-	-
Investments accounted for using the Equity Method	-	-	617.9	617.9	-	-	-	-
Non-current investments	38,303.00	-	-	38,303.00	-	-	38,303.00	38,303.00
Trade receivables*	-	-	25,787.52	25,787.52	-	-	-	-
Other Current financial asset*	-	-	873.98	873.98	-	-	-	-
	<b>50,741.56</b>	-	<b>27,806.73</b>	<b>78,548.29</b>	<b>12,438.56</b>	-	<b>38,303.00</b>	<b>50,741.56</b>
<b>Financial liabilities</b>								
Trade payables*	-	-	494.11	494.11	-	-	-	-
Current borrowings	-	-	10,206.14	10,206.14	-	-	-	-
Non-current borrowings	-	-	24,362.52	24,362.52	-	-	-	-
Other current financial liabilities*	-	-	10.81	10.81	-	-	-	-
	-	-	<b>35,073.58</b>	<b>35,073.58</b>	-	-	-	-

\*carrying value approximates to the fair value

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### B. Measurement of fair values & Sensitivity Analysis

#### i) Valuation techniques and significant unobservable inputs

##### Fair value hierarchy

The Company uses the following hierarchy for determining and/or disclosing the fair value of financial instruments by valuation techniques:

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

##### Financial instruments measured at fair value

Financial assets / financial liabilities	Fair Value (in ₹ '000)		Fair Value hierarchy	Significant Observable input(s)
	As at 31st March, 2024	As at 31st March, 2023		
Securities for trade (Equity Shares) measured at fair value through profit or loss	45.89	12,438.56	Level 1	Holding statement as on Balance Sheet date
Investment in optionally convertible debentures measured at fair value through profit or loss	38,300.00	38,300.00	Level 3	Discounted cash flow method was used to capture the present value of the expected future economic benefits to be derived. Discounting factor of 8% is applied.
Investment in Unquoted Equity Shares measured at fair value through profit or loss	3.00	3.00	Level 3	Considering materiality, investment is carried at cost of purchase.

##### Financial Instrument measured at amortised cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

#### ii) Reconciliation of Level 1 fair values

The following table shows a reconciliation from the opening balances to the closing balances for Level 1 fair values.

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Particulars	Equity securities	
	FY 2023-24	FY 2022-23
Opening Balance on 1st April	12,438.56	54,494.96
Purchases	1,26,790.72	9,18,113.13
Sales	(1,47,373.35)	(9,44,671.82)
Realised profit / (Loss) on sale	2,524.80	(18,009.72)
Net profit / (loss) in fair value (unrealised)	5,665.16	2,512.01
Closing Balance on 31st March	<b>45.89</b>	<b>12,438.56</b>

### iii) Reconciliation of Level 3 fair values

The following table shows a reconciliation from the opening balances to the closing balances for Level 3 fair values.

Particulars	Equity securities	
	FY 2023-24	FY 2022-23
Opening Balance on 1st April	38,303.00	-
Purchases	-	38,303.00
Sales	-	-
Realised profit / (Loss) on sale	-	-
Net profit / (loss) in fair value (unrealised)	-	-
Closing Balance on 31st March	<b>38,303.00</b>	<b>38,303.00</b>

### Note 34 Financial risk management

#### Risk management framework

The Company's principal financial liabilities comprises of borrowings, trade and other payables, and financial liabilities. Company uses short term bank facilities in the form of cash credit facilities with the bank. (Refer note 17 for balance outstanding as at the balance sheet date). The main purpose of these financial liabilities is to finance the Company's operations to support its operations. The Company's principal financial assets include investments, trade and other receivables, cash and cash equivalents, other bank balances and other financial assets that derive directly from its operations.

The Company has an effective risk management framework which helps the Board to monitor the risks controls in key business processes. In order to minimise any adverse effects on the bottom line, the Company takes various mitigation measures such as credit control. No derivatives are transacted by the company for hedging risks.

The Company has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

#### i. Credit risk

Credit risk is the risk that counter party will not meet its obligation leading to a financial loss. The Company is exposed to credit risk arising from its operating activities primarily from trade receivables and from financing activities primarily relating to parking of surplus funds as Deposits with Banks. The Company considers probability of default upon initial recognition of assets and whether there has been a significant increase in credit risk on an ongoing basis throughout the 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. This assessment is based on available information and the business environment.

#### a) Trade and other receivables

The Company has a Credit Policy and extends credit to its customers based on customer's credit worthiness, ability to repay, and past track record. The extension of credit is constantly monitored through a review mechanism. The company also covers its domestic as well as export receivables through a credit insurance policy.

**Impairment of trade receivables:**

<b>Ageing of receivables</b>	<b>As at 31st March, 2024</b>	<b>As at 31st March, 2023</b>
Not due	35.56	25,787.52

The Company has a Credit Policy and extends credit to its customers based on customer's credit worthiness, ability to repay, and past track record. The extension of credit is constantly monitored through a review mechanism. The company also covers its domestic as well as export receivables through a credit insurance policy.

Based on the assessment as at each reporting date, the expected credit loss allowance is Nil.

**b) Financial Instruments and Cash Deposits**

The credit risk from balances/deposits with Banks, current investments and other financial assets are managed in accordance with company's policy. Investment of surplus funds are primarily made in Liquid/Short Term Plan of Mutual Funds and in Bank Deposits which carry a high external rating.

**ii. Liquidity risk**

Liquidity risk is the risk that the company may encounter difficulty in meeting its obligations. The company prepares a detailed Annual Budget to assess both short term as well as long term fund requirements. Month-wise cash flow forecast is also carried out to determine the working capital and other long term fund requirements. The company funds both these requirements through internal accruals and short / long term debt facilities. The company also has working capital credit lines approved from its bank, which besides non-fund based, remains largely unutilized and provides healthy liquidity. These working capital credit lines carry a very high quality rating from a reputed credit rating agency.

**Exposure to liquidity risk**

The following tables detail the Company's remaining contractual maturity for its financial liabilities with agreed repayment and realisation periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay and realise.

<b>As at 31st March, 2024</b>	<b>Contractual cash flows</b>					
	<b>Carrying amount</b>	<b>Total</b>	<b>0-12 months</b>	<b>1-2 years</b>	<b>2-5 years</b>	<b>More than 5 years</b>
<b>Non-derivative financial liabilities</b>						
Borrowings	8,745.53	8,745.53	1,599.05	1,759.45	4,886.71	500.32
Trade payables	1,336.88	1,336.88	1,336.88	-	-	-
Current tax liabilities	1,330.75	1,330.75	1,330.75	-	-	-
Other current financial liabilities	-	-	-	-	-	-

<b>As at 31st March, 2023</b>	<b>Contractual cash flows</b>					
	<b>Carrying amount</b>	<b>Total</b>	<b>0-12 months</b>	<b>1-2 years</b>	<b>2-5 years</b>	<b>More than 5 years</b>
<b>Non-derivative financial liabilities</b>						
Borrowings	34,568.66	34,568.66	25,497.29	1,166.00	5,923.63	1,981.75
Trade payables	494.11	494.11	494.11	-	-	-
Other current financial liabilities	10.81	10.81	10.81	-	-	-



### iii. Market risk

Market Risk is the risk that the fair value of the future cash flow will fluctuate because of changes in the market prices such as currency risk, interest rate risk and commodity price risk.

#### a. Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Company's interest rate risk arises from borrowings. Company has long term borrowings at fixed rate of interest. Hence, the company is not exposed to interest rate risk.

#### b. Equity price risk

Price risk is the risk arising from investments held by the company and classified in the balance sheet either at fair value through Other Comprehensive Income or at fair value through Profit & Loss Account. Majority of the company's investments are current in nature and primarily in Venture capital Funds and exchange-traded bonds which are not exposed to significant price risk.

Particulars	As at 31st March, 2024	As at 31st March, 2023
Securities for trade at Fair Value through Profit or Loss (FVTPL)	45.89	12,438.56
Investments measured at Fair Value through Profit or Loss (FVTPL)	38,300.00	38,300.00
Investment in Unquoted Equity Shares measured at fair value through profit or loss	3.00	3.00

#### c. Foreign currency risk

The Company operates only in the domestic market and is, therefore, not exposed to foreign exchange risk.

## Note 35 Disclosure of Ratio

Ratio	Numerator	Denominator	FY 2023-24	FY 2022-23	% Variance	Reason for variance
Current Ratio	Total current Assets	Total current Liabilities	4.62	1.48	212%	Funds invested in debentures in last year
Debt-equity ratio	Borrowings	Total equity	0.14	0.57	76%	Borrowings increased in last year due to vehicle loan
Debt service coverage ratio	Profit before interest, tax, Depreciation, profit / loss on sale of PPE	Interest and Principle repayments	0.38	1.74	78%	Vehicle loan repayment commenced in Aug-22, also Demand Loan fully repaid in current year
Return on equity ratio	Profit for the year	Average total equity	6.28%	2.87%	118%	Profit in trading in securities market
Trade receivable turnover ratio	Revenue from operations	Average trade receivables	0.94	2.67	65%	Decrease in revenue from consultancy income
Net capital turnover ratio	Revenue from operations	Working capital (i.e. Current assets - Current liabilities)	0.71	2.64	73%	Decrease in revenue from consultancy income
Net profit ratio	Profit for the year	Revenue from operations	32.34%	5.00%	546%	Realised gain from trading in shares and mutual funds
Return on capital employed	Profit before tax and finance costs	Capital employed = Net worth + Deferred tax liabilities + Current Liabilities	12.82%	9.59%	34%	Realised gain from trading in shares and mutual funds

Note 36 The consolidated financial statements were authorized for issue by the Company's Board of Directors on 24th May, 2024.

In terms of our report attached

**For A R P A N & Associates LLP**  
(formerly A Yadav & Associates LLP)

Chartered Accountants

Firm Regn No: 129725W/W100686

**CA Arvind Yadav**

Partner

Membership No: 047422

UDIN: 24047422BKB1KB6007

**Vadodara**

**Date: 24th May, 2024**

**For and on behalf of the Board of Directors of**

**Arunis Abode Limited**

**Mrs. Dhara Desai**

Managing Director

DIN: 02926512

**Ms. Heena Gupta**

Chief Financial Officer

**Mr. Deniis Desai**

Director

DIN: 02904192

**Mrs. Garima Mandhania**

Company Secretary  
& Compliance Officer

**Mumbai**

**Date: 24th May, 2024**

