



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

Date: 29.08.2024

Corporate Relations Department BSE Limited PhirozeJeejeebhoy Towers, Dalal Street, Mumbai - 400 001	Listing Compliance Department National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
Scrip Code: 506194 Class of Security: Equity	Symbol: ARIHANTSUP Series: EQ

Subject: Notice of 41st Annual General Meeting ('AGM') of the Company for the Financial Year 2023-24

Dear Sir/ Madam

In furtherance to intimation dated 9th August, 2024, we wish to inform you that the 41st Annual General Meeting ("AGM") of the Company will be held on Friday, 20th September, 2024 at 12:30 P.M. (IST) through Video Conferencing/ Other Audio- Visual Means.

Pursuant to Regulation 30 read with Para A of Schedule III of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015, please find enclosed herewith the Notice of the 41st AGM of Arihant Superstructures Limited along with the Annual Report for the Financial Year 2023-24, which is being sent through electronic mode today to the Members whose email addresses are registered with the Company/ Registrar & Share Transfer Agent/ Depository Participant(s).

The integrated Annual Report for the Financial Year 2023-24 along with the Notice of the 41st AGM is also available on the website of the Company at www.asl.net.in

This is for your information and records

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Ashokkumar B Chhajer
Chairman & Managing Director
DIN: 01965094



Encl: As below

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Arihant Superstructures Limited
Annual Report 2023-24

RIGHT
PLACE.
RIGHT
MOMENT.

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Forward-looking statement

This Annual Report includes forward-looking statements to help investors understand our prospects and make informed decisions. These statements use terms like 'anticipates,' 'estimates,' 'expects,' and similar words to discuss future performance based on management's plans and assumptions. While we strive to be prudent, we cannot guarantee these statements will be realised due to risks, uncertainties, and potential inaccuracies. Actual results may differ significantly. We do not commit to updating these statements publicly

"There is a tide in the affairs of men
Which, taken at the flood, leads on to fortune;
Omitted, all the voyage of their life
Is bound in shallows and in miseries.
On such a full sea are we now afloat;
And we must take the current when it serves,
Or lose our ventures."

William Shakespeare, *Julius Caesar*



RIGHT PLACE. RIGHT MOMENT.

Mumbai is at an inflection point.

India's financial capital gets its second international airport in a year.

This is expected to shift the centre of gravity of growth – jobs, livelihoods, lifestyle and real estate – towards Navi Mumbai, the location of this second airport.

This will provide a focused and leading Navi Mumbai real estate company like Arihant Superstructures with an unprecedented opportunity.

This could translate into a multi-year growth runway for the Company, likely to generate an unprecedented demand for new homes and differentiated lifestyles.

In turn, this growth could translate into a disproportionate opportunity to enhance stakeholder value in a sustainable way.



CORPORATE SNAPSHOT

Arihant Superstructures Limited.

The Company has been a leading real estate company for more than 30 years.

The Company has been largely focused on opportunities coming out of Navi Mumbai in the Mumbai Metropolitan Region.

The Company has specialised around a balanced portfolio across the luxury, mid-income and affordable residential segments.

The Company has capitalised on the planned urban infrastructure of this rapidly growing Mumbai extension.

The Company is addressing the needs of differentiated residential lifestyles, emerging as a real estate benchmark in Greater Mumbai.



Our mission

To construct the most efficient spaces for our customers while leaving the least ecological footprint

Our vision

To nurture the best talent and be a 'Built to Last' Company

Our policy

To share wealth with all the stake holders and contribute to the well-being of society at large

Our legacy

As the founder and promoter of Arihant Superstructures Ltd (ASL) Mr. Ashok Chhajjer brings over two decades of diverse and invaluable experience to the table. His journey in the real estate industry began in 1994 when he established the Company's existence in Navi Mumbai. Under his leadership, ASL has grown to become a prominent player in the Navi Mumbai real estate sector.

Our footprint

The Company enjoys a significant presence in key regions, including Mumbai's MMR area (Badlapur, Shil Road and Taloja in Navi Mumbai, as well as Vashi, Panvel, Karjat and Khopoli) and Jodhpur. This expansive footprint has empowered the Company to broadbase its presence across different micro-markets leading to business sustainability.

Our human resource

The Company comprises professionals and specialists across competencies. The Company comprised a workforce of 587 employees as of March 31, 2024; the average employee age was 30 during the year under review.

Our listing

The Company is listed on the National Stock Exchange of India Limited and BSE Limited, where its equity shares are traded. The market capitalisation of the Company was Rs.13,533.4 million as of March 31, 2024.

Our rewards and recognition

2018

Affordable Housing Project of the Year 2018 award by MCHI-CREDAI

Iconic Award by Radio City for Arihant Aspire, Panvel

IGBC Pre-certificated Platinum Rating for Aspire Project

2019

Developer of the Year – Affordable Housing awarded by Zee Business

2021

Business Excellence Award by Adsync and Zee Business for Affordable Housing Project of the Year 2021

2022

Industry's Number One Promoter – 2022 presented by Herald Global Real Estate Development

Best Developer for Green Buildings - 2021 awarded by CIA World

2023

Excellence in Modern Edge Technology by Bharat 24 Year 2023

ET Edge - Best Realty Brands 2024



How we have grown across the years

2010

Shaktiman Construction was renamed Arihant Superstructures Ltd. Ashok Chhajjer and family became the principal shareholders and promoters, following a net worth infusion of Rs. 25 lakh.

2011

Initiated a shift towards affordable housing, aligning with the Central Government's Housing for All initiative; focused on opportunities in Jodhpur and Navi Mumbai; 85% portfolio was dedicated to affordable housing.

2012

Increased the paid-up capital from Rs. 25 lakh in 2010 to Rs. 40 crores through rights and preferential equity issues; acquired multiple projects across Navi Mumbai; surpassed the 10 million sq.ft. reality development milestone

2014

Adopted Standard Operating Procedures for its 'Factory of Homes' approach, having delivered 4 million sq.ft. to actual user customers. This move countered sectoral speculative practices among most real estate developers.

2022

Commenced the first redevelopment project in Vashi comprising premium housing development (Arihant Advika).

2023

Increased land parcel to 200 acres with a projected sales value of around Rs. 10,000 crore, catalysed by the construction of the Navi Mumbai airport.

2024

Launched 362 villas at World Villas, featuring Club 10 Gymkhana and a 5-star hotel in collaboration with Indian Hotels. This coincided with the opening of the Atal Setu sea link, which connects South Mumbai to World Villas in 60 minutes, cementing Arihant's position as the leading Navi Mumbai NMR real estate developer

2025

Anticipates business development growth of 30% CAGR through new launches (Arihant Adarsh, Arihant Avanti Palace, World Villas, and Arihant 7 Anaika) and new phases of ongoing projects. Graduated several projects (Arihant 5 Anaika, Arihant 6 Anaika, Arihant Aarohi, Arihant Aalishan, Arihant Aspire, Arihant Aaradhya (Phase 1), and Arihant Anmol) towards completion, culminating in the handover of 2,500 apartments

2016

Introduced designer residential products targeted at the higher income groups, including the tallest tower in Navi Mumbai — a 53-floored structure named Arihant Clan Alishaan. This was part of the Company's Marquee product line, featuring 1,000 apartments developed around an asset-light model.

2018

Launched the Company's single largest project called Arihant Aspire, spanning 3 million sq.ft. Project close to the upcoming Navi Mumbai airport in Panvel, a prime location addressing the residential needs of the middle-income category.

2019

Concerning corporate governance, the promoters absorbed the losses of the struggling company, Arihant Techno Infra, through a disinvestment strategy. Arihant Superstructures divested its entire stake to the promoters without incurring any losses to the holding company.

2021

Reduced debt by Rs. 91 crores in a single fiscal year following disinvestment of land parcels in Jodhpur.

2026

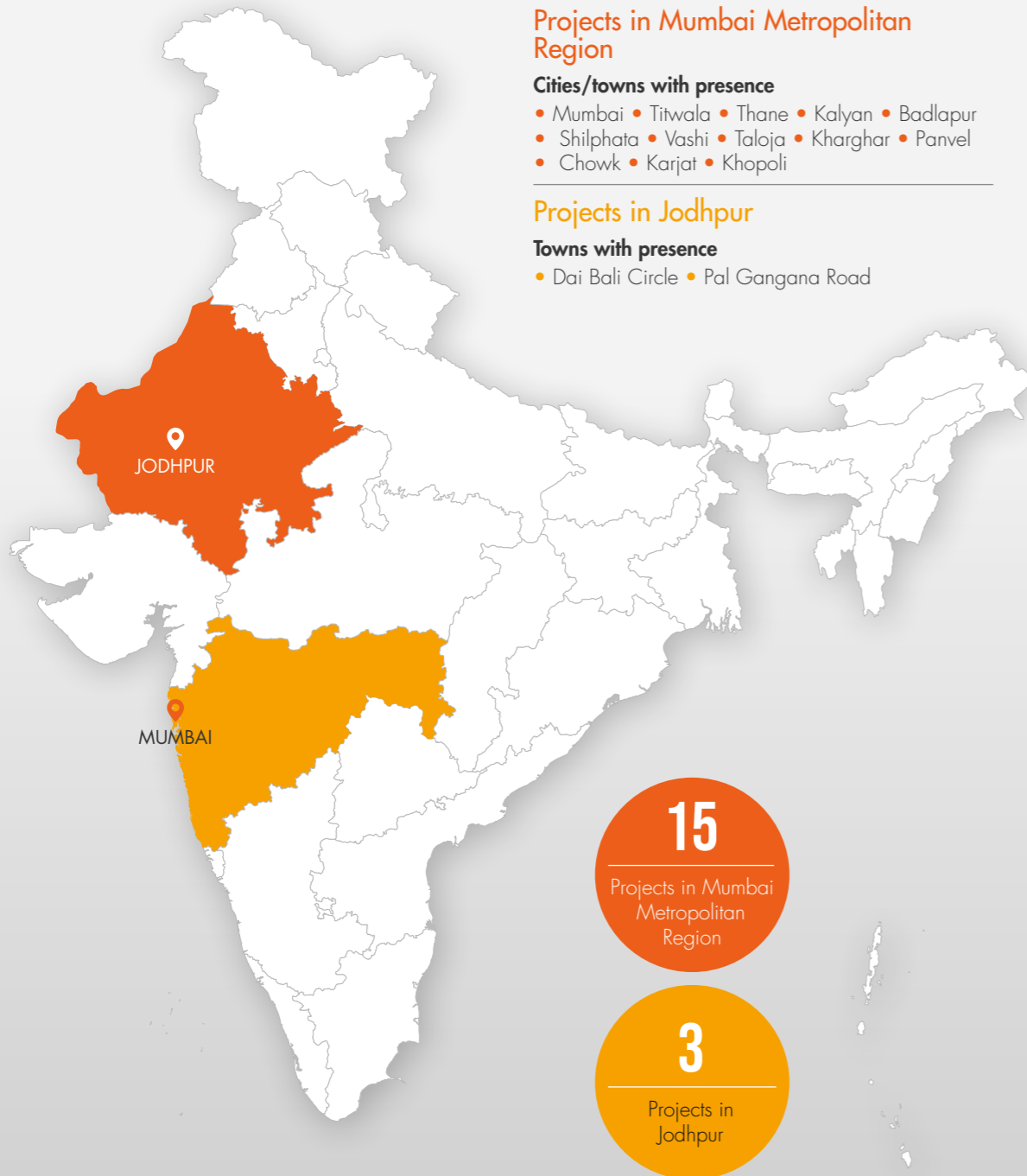
Positioned to embark on projects valued between Rs. 10,000 crore and Rs. 20,000 crore

2028

The annuity income derived from the hospitality hotel in Gymkhana will strengthen the Balance Sheet



Our geographic presence



Our competence in Mumbai Metropolitan Region

Scale and respect

12
%, Commands leading market share in MMR region

11,000+
Number of residential units delivered in MMR

62+
Number of projects launched in MMR to date

Scale and respect

<400
Rs. per sq.ft., indicative average land acquisition cost by the Company

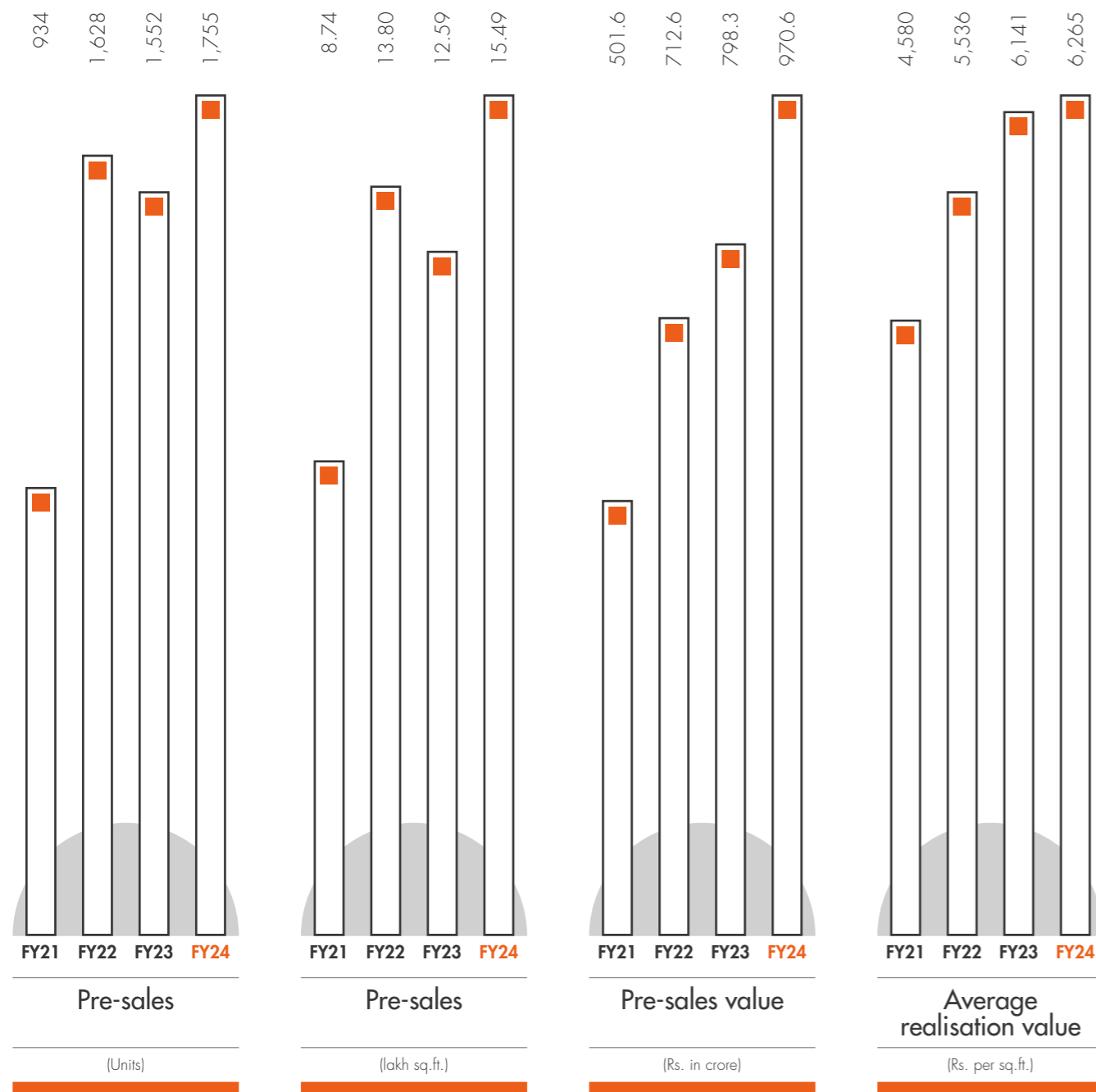
10,000
Rs. million, indicative revenue potential from the proposed development of 3,000 units

15
Million sq.ft., indicative development potential across 7 years



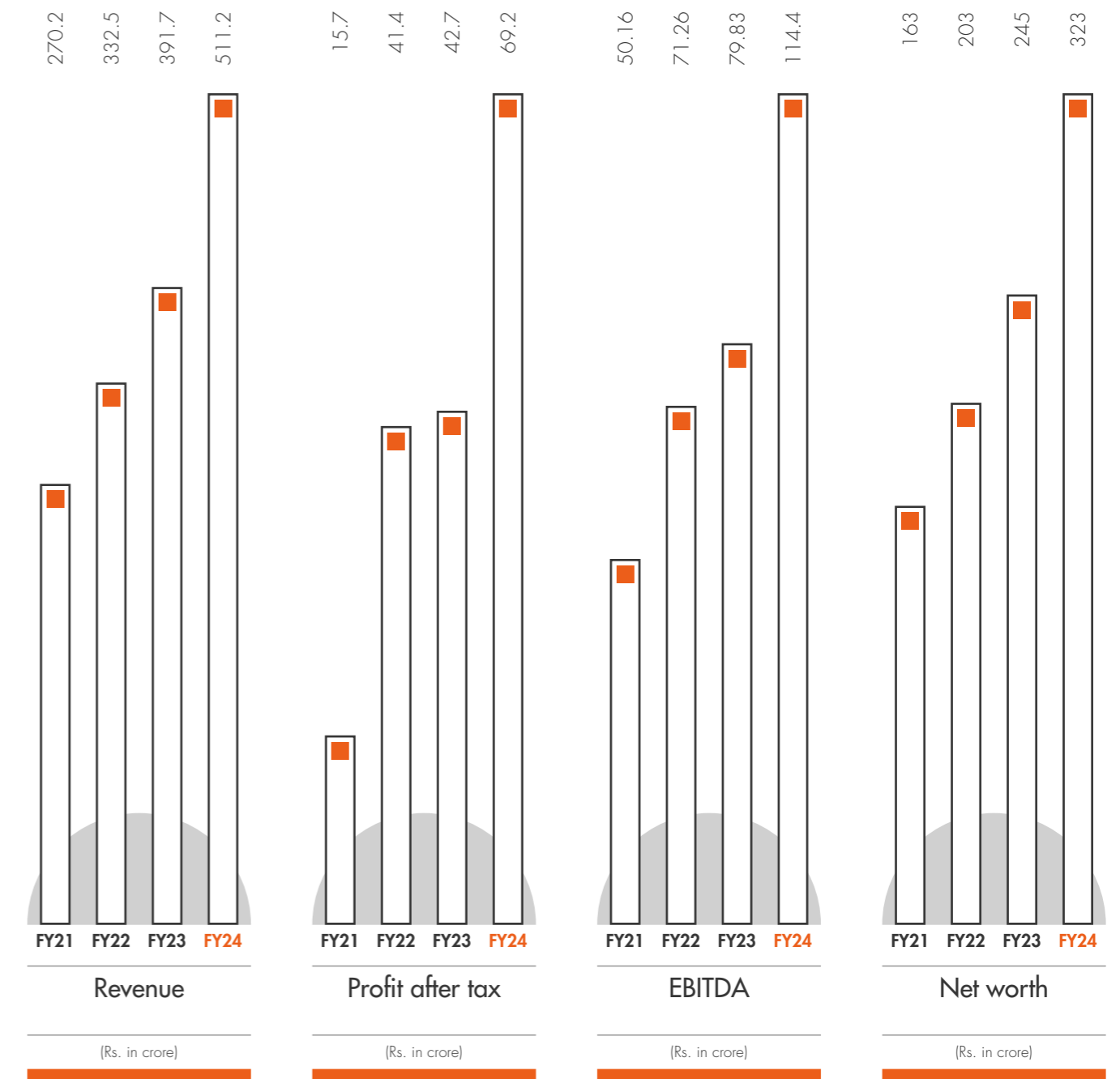
How we have **grown** operationally across the years

Operational metrics



How our operational metrics have translated into **financial growth**

Financial outcomes





Five principal messages of this Annual Report

1

The Company reported yet another year of significant outperformance, growing faster than the sector and economy

2

The Company has created a significant pipeline of pre-sales and projects to sustain growth across the foreseeable future

3

The Company addresses a direct multi-year growth runway on account of the proposed commissioning of a new airport in Navi Mumbai

4

The Company is attractively placed to capitalise on the transformation of Navi Mumbai on account of its market leadership

5

The Company has positioned itself as an attractive proxy of the one of the fastest growing urban real estate markets in India



Four realities you need to remember

1

India is the fastest growing major global economy

2

Mumbai is the undisputed financial capital and nerve centre of India

3

Navi Mumbai represents the most attractive real estate proxy of Greater Mumbai

4

Arihant Superstructures has been the longstanding leader of the real estate market in Navi Mumbai

Our Navi Mumbai credentials

Largest real estate developer in Navi Mumbai

30+ years of focused Navi Mumbai experience

10.5 sq.ft. of Navi Mumbai projects delivered until FY 2023-24

5.5 million sq.ft. of projects under construction

Large eco-system of trade intermediaries and joint development partners focused on Navi Mumbai

Presence in 11 Navi Mumbai micro-markets

Our Navi Mumbai aspirations

5.5

Lakh+ sq.ft. of Navi Mumbai projects under construction in FY 2024-25

~6

Million sq.ft. of Navi Mumbai projects across the next three years

15

% of revenues to be derived from villa homes



Mumbai 3.0 represents an inflection point in the growth and sustainability of Navi Mumbai

What is good for Navi Mumbai will be good for Mumbai and India - and Aриhant Superstructures

Overview

The principal message that I seek to communicate is that Navi Mumbai – often dismissed as a distant cousin of Mumbai’s real estate – is now at an inflection point in its existence. Navi Mumbai’s real estate is at a point of take-off where it is no longer considered as an adjunct of larger real estate stories transpiring in Mumbai or Pune but as a compelling story in itself.

Navi Mumbai game-changers

The big transformation in Navi Mumbai is on account of unprecedented urban infrastructure building up within and around Navi Mumbai that makes it compelling in its own right.

The first game changer in Navi Mumbai will be the Navi Mumbai International Airport. This significant infrastructure project is aimed at improving air travel capacity, accessibility and connectivity in the Mumbai Metropolitan Region. This airport is expected to address around 60 million passengers annually once fully operational. This will be more than an airport: it is being designed to provide state-of-the-art amenities, including passenger terminals, cargo facilities, and sophisticated air traffic management systems. The airport will be connected to Navi Mumbai and Mumbai via road networks, including dedicated expressways. Additionally, a metro link is being planned to improve accessibility.

This airport is expected to catalyse significant employment opportunities during operations, contributing to local and regional economic growth. The airport is expected to attract investment in logistics, cargo handling, and ancillary services, boosting economic activity in the region. This airport is expected to deepen the role of Navi Mumbai as a vital urban and economic hub in India.

The second project is the Atal Setu (Belapur-CBD Belapur Bridge), a significant cable-stayed bridge in Navi Mumbai, India. The Atal Setu was constructed to improve road connectivity between the Central and Navi Mumbai. The bridge has significantly enhanced the

transport infrastructure of Navi Mumbai, easing the movement of vehicles and pedestrians. It is expected to facilitate better connectivity to Belapur, Kharghar, and the proposed Navi Mumbai International Airport.

The third project is the Reliance Industrial Park in Navi Mumbai, designed to promote commerce and industry. The industrial park is aimed at accommodating various industrial activities, including manufacturing, logistics, and warehousing. The Reliance Industrial Park plays a significant role in boosting the local economy by attracting investments and job opportunities, catalysing the economic development of Navi Mumbai.

The fourth is Mumbai 3.0, a framework for the urban development of the metropolis including Navi Mumbai.

The coming together of these realities indicates that Navi Mumbai is at the cusp of dramatic growth and a tipping point in its existence.

Capitalising on change

Aриhant Superstructures is attractively placed to capitalise on this inflection point. The Company addresses a multi-year growth runway that is expected to transform its personality, visibility and profitability.

The Company has been a dedicated real estate developer focused on Navi Mumbai for nearly 30 years.

The Company has never been a generic real estate company; it is credited for having developed some of the most iconic residential properties in Navi



Mumbai viz Aриhant Aspire and Aриhant Aalishan, among others.

The Company is positioned to transform Navi Mumbai’s residential landscape through the offering of residential villas, even as Navi Mumbai itself embarks on a decisive structural transformation.

By blending premium with its traditional affordable housing offering, the Company has created the ground for being ready with the right offerings at the right time.

Our fundamental proposition

At Aриhant Superstructures, we believe that the residential customer of the future will be increasingly discerning.

The customer will need to live in larger homes. Besides, the customer will seek to live in properties that are horizontally spacious, gravitating from traditionally boxed apartments to villas.

This need will be marked in Mumbai, a city that has conventionally lived in dense neighbourhoods with no exposure to large open and green spaces.



The Company reported pre-sales of Rs. 970 crore in FY 2023-24 compared with Rs. 773 crore in the previous year. Collections improved from Rs. 483 crore to Rs. 503 crore during the last two years; this was at an attractive Rs. 130 crore in the last quarter of the last financial year.

The Company will offer the largest plotted space real estate offering in Navi Mumbai, attracting those seeking to make the switch from Mumbai to Navi Mumbai in exchange for a significantly better life.

The plotted offering is also positioned to attract all those concerned about the deteriorating air quality of Mumbai. By the virtue of being better planned, Navi Mumbai has larger carbon sinks than Mumbai; the villa offering will offer yet another carbon sink.

The plotted offering intends to address the needs of those who seek a first home and are not daunted by the prospect of traveling an hour each way to work (which is a reality for most in Mumbai anyway) following the commissioning of better arterial road and rail networks from Navi Mumbai.

The plotted offering will come with a complement of hospitality and standout gymnasium infrastructure (12 acres).

The plotted offering will rebalance the Company's revenue mix in line with its stated brand direction. Across the foreseeable future, the Company will moderate the proportion of revenues from affordable housing homes to a third and increase the proportion of revenues from mid-level apartments and generate a third of revenues from premium homes. This blend will empower the Company to deepen its presence in existing segments that assure volumes and move the Company into new customer segments that enhance value. This rebalanced mix is expected to sustain the Company's profitable growth across the coming years.

Credible financial base

The Company has performed credibly in the last few years, validating the robustness of its business model.

Revenues grew by 30% and EBITDA increased by 44% during the year under review.

The Company reported pre-sales of Rs. 970 crore in FY 2023-24 compared with Rs. 773 crore in the previous year. Collections improved from Rs. 483 crore to Rs. 503 crore during the last two years; this was at an attractive Rs. 130 crore in the last quarter of the last financial year.

The Company's return on capital employed strengthened from 13.8% to 15.1% during the year under review.

Optimism

At Arihant Superstructures, we are attractively placed to take the business ahead.

The Company possesses the widest residential options – Rs. 20 lakh to Rs. 3 crore - within Navi Mumbai.

The Company intends to make two launches during the current financial year.

The proportion of premium homes within this mix by value is expected to increase from 10% to 20%, strengthening margins.

By the virtue of possessing a large operating headroom coupled with a transforming Navi Mumbai personality, we believe we are attractively placed to enhance stakeholder in a sustainable way across the foreseeable future.

Ashok B Chhajjar

Chairman and Managing Director



How we transformed in the last few years

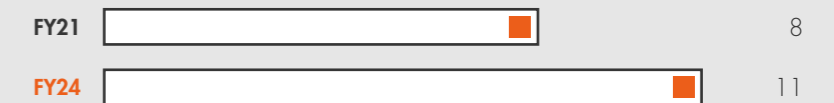
At Arihant Superstructures, we have been responsiveness to changing markets and customer preferences.

The Company has strengthened its competitiveness through a coming together of various realities.

By demonstrating growth through market cycles, the Company has underlined its commitment to business sustainability.

We widened our coverage of micro-markets

Micro-markets of our presence



We strengthened our operating land banks

Land bank (acres)



We strengthened our pre-sales

Pre-sales (Rs crore)



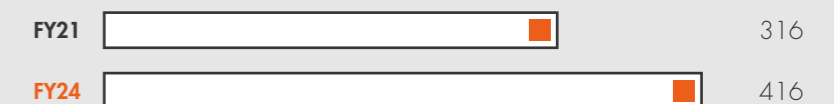
We enhanced the net worth on our books

Net worth (Rs crore)



We moderated debt growth

Long-term debt (Rs crore)



We strengthened our people capital

Employees



MANAGEMENT OVERVIEW

Strengthening our brand equity as a villa-driven company



Overview

India is experiencing unprecedented optimism that the country will outpace others in growth, strengthening its position as the third-largest economy by the end of this decade.

This economic expansion is expected to have a significant impact on the real estate development sector, which typically serves as an early indicator of national economic growth or recovery. As an individual, planner, consumer and observer, this perspective is relevant to me.

The growth outlook for most companies in our sector – real estate development

– would be about more property development. This ‘more of the same’ approach not only appears boringly routine but also runs the threat of missing a larger opportunity.

In our mind, the larger opportunity comprises a daring to attempt the different. Nowhere is this need more apparent than in the real estate sector, where most properties are predominantly marketed around largely similar concepts. As a result, there is an emphasis on size and location over scope and style.

In this context, the role of design will begin to play a more central role. Properties designed with a meticulous

attention to lifestyle amenities and facilities could sell faster — not just due to aesthetic appeal, but because of their promise to enhance the overall holistic living experience. The selection and combination of amenities in these properties will extend beyond the simple packing of everything within a limited space; they will need to focus on the right mix of elements that contribute to a differentiated lifestyle proposition. The significance of design in what is likely to be the largest non-impulse purchase in one’s life cannot be overstated; design will encompass not only how properties look but also what they offer to their residents.

This represents a significant, lasting opportunity within India’s real estate development sector. As India modernises and transforms, it will require not only more living space but also next-generation homes—residences that will retain their relevance for decades and will not need to be changed with each new prosperity phase. What makes this opportunity compelling is that these multi-generational homes will be in higher demand than the industry’s current capacity to deliver. Priced more effectively than traditional offerings, these homes empower builders to move beyond conventional cost-plus models and evolve into profitable growth companies.

At Arihant Superstructures, we have positioned ourselves to build multi-generational homes. This requires a distinct approach: while we may construct fewer properties, we will prioritise quality. We may launch fewer projects than our competitors, we seek to achieve faster sales. Our Profit & Loss account may be smaller than some of the largest players in the industry, we will focus on sustaining high profitability. Although we may operate in only one urban pocket (Navi Mumbai), we seek to be nationally respected for our strategic clarity and project implementation discipline.

So, what is this hallmark? The properties that Arihant Superstructures will curate — this term better reflects our business than ‘build’ or ‘construct’ — will be spacious, green, themed, and uncommoditised. The Company is not in business to build rows of indistinguishable structures resembling typical townships; the

Company will create havens. This clarity of purpose allows us to define what we will not do: construct large generic towers to maximise available space, build cookie-cutter homes, or create gated communities where neighbours remain strangers.

At Arihant Superstructures, we observe that this trend has already occurred in several countries, where affluent families have moved from dense urban living to suburbs for a more tranquil lifestyle. Their homes are larger, gardens more spacious, and they enjoy proximity to nature. Modern India is moving in this direction, aided by improved urban road connectivity and enhanced broadband access, which is contributing to decongestion.

In this context, we see a niche emerging within the gated lifestyle proposition: a blend of bungalows within exclusive gated facilities that strike a balance—neither too large to feel impersonal nor too small to feel insignificant.

We have consciously chosen to ‘own’ this niche in Greater Mumbai. We prefer not to be recalled generically as a real estate company; instead, we aspire to be recognised as curators of lifestyle homes. This unique positioning will necessitate a design-first approach, enabling us to collaborate with a range of residential lifestyle options while being selective based on location, customer segments, and pricing.

We come with a design-driven pedigree. Over the last decade, we have distinguished our properties through various innovative initiatives.

At Arihant Superstructures, our design-led strategy is reinforced at multiple levels. For one, we operate with moderate debt, freeing us from the pressure to compromise our principles for the sake of faster, substandard development. Although the full impact of our properties will only be realised upon completion and delivery, the Company reported an EBITDA margin of 22.37% in the last financial year, complemented by an RoCE of 15%. We ended the year with a cash balance of Rs. 15 crore. These figures demonstrate that a differentiated business model is not merely theoretical; it can indeed yield superior results.



At Arihant Superstructures, this design-intensive approach will be supported at various levels. The Company will moderate debt. The Company will increase the villa proportion of revenues, strengthening margins and capital efficiency. Besides, the Company will enhance the relevance of its business model through environmental sustainability, good governance, transparency, credible Board of Directors, service orientation, and ethical engagement with all stakeholders.

We believe we possess the platform, long-term commitment, and strategic clarity to build a company that enhances respect across all stakeholders and across time.

CHIEF FINANCIAL OFFICER'S
PERFORMANCE OVERVIEW

How we are prepared to climb into the next orbit

Arihant Superstructures reported a year of industry outperformance during the year under review

Big picture

The overarching message is that the Company continued to strengthen its business through a combination of scale at one end and increased capital efficiency at the other, enhancing overall profitability. During the year under review, the Company achieved its targeted turnover of Rs. 500 crore and targeted PAT margin of 10%. The Company finished the year under review with growth across every front – strategic, operational and financial – that helped enhance value for all stakeholders. This growth was achieved in the face of challenges: competitive intensity, high interest rate environment, diverse

investment assets, and an appreciating stock market. A mix of robust competitive strengths by the Company - capital efficiency, funding access, business development, market access and deliveries – helped the Company achieve these targets in a challenging environment.

Counter-challenges

At the beginning of FY 2023-24, the priority was to ensure the Company remained on track to achieve its 5x journey backed by adequate resources. The Company countered the challenges with the following initiatives:

One, the Company ensured it possessed adequate talent; it doubled team strength to 587, plugging vacant positions; it included a woman Independent Director.

Two, the Company selectively sourced borrowings, driving 30% growth. The Company replaced high debt with lower priced alternatives, mobilising over Rs. 125 crores (net).

Three, the Company launched projects through four quarters of FY 2023-24, upgrading its project portfolio development mix and aligning it with growing Mumbai Metropolitan Region demand.

Profitable growth

During the last decade, the Company scaled its business profitably, validating its resilience. The Company reported

31% revenue growth (compared with the Indian GDP growth of around 8%), a 44% increase in EBITDA and a 62% PAT increase. The profitable growth is the outcome of a growing efficiency

across all functions, enhancing capital efficiency. The capacity of the Company to report profitable growth represents the robustness of the business model.

Year	FY22	FY23	FY24
Revenue growth %	22	18	31
EBITDA growth %	42	12	44

Capital efficiency

At Arihant Superstructures, our Holy Grail is the enhanced return that we generate from every rupee invested in the business. Capital efficiency increased during the year under review, largely on account of the Company shrinking process flows

without compromising quality, making it possible to utilise the same employed capital across a larger number of projects or a larger number of apartments. The result is that Return on Capital Employed increased 130 bps to 15%; RoE strengthened from 17% to 21%.

The Company continued to generate a return superior to what risk partners (shareholders) would have been able to generate if they had invested in alternative asset classes.

Year	FY22	FY23	FY24
Business reinvestment (Rs crore)	20	17	21

Pre-sale revenues

Your company reported 25% revenue growth during the year under review, emphasising the success of its terrain presence, brand, channel distribution, product conceptualisation, delivery capability and marketing. The

Company enhanced revenues across each home format and location. As a strategy, the Company enhanced the premium proportion of real estate offerings (through villa sales). This broadbasing represents adequate de-risking, underlining the capacity of the Company to address a customer's need

for enhanced life quality. The Company reported record pre-sales during the year under review; the 25% growth over the previous year was higher than the organised real estate industry growth of 10%. The Company generated Rs 71 crore in cash profit during the year under review.

Year	FY22	FY23	FY24
Pre-sales (Rs. crore)	496	773	970

Revenue mix by apartment type

At Arihant Superstructures, there is a growing focus on marketing increasingly premium (outside the 'affordable housing' category). This change has been inspired by a shift in the market where a larger

number of buyers seek larger and more premium homes. This is an extension of the mindset of the Indian consumer seeking to borrow to be able to live better. This trend is also influenced by the optimism of Indians earning more across the foreseeable future.

This trend has reflected visibly in the proportion of revenues generated by the Company from its plotted development, a trend likely to grow. The Company's premium offerings have become sharper through the years, creating a distinctive market traction.

Building the business

At the Company, there was a continuing focus on liquidating unsold home inventory from projects launched in the past, coupled with new launches. This ensured a balance between what could

be realised in the moment and how the business could be seeded for the future. The launch of new projects was influenced by the conclusion of joint venture agreements and the timing of municipal clearances, which caused pre-sale revenues to be lumpy.

As a strategic direction, the Company is committed to accelerate the launch of large residential projects in Navi Mumbai. The accelerated launch is the result of the Company being preferred for joint ventures arising out of a large deal flow.

Year	FY22	FY23	FY24
Number of real estate launches	4	5	6
Saleable area of projects (million sq.ft.)	1.3	2.0	2.3

Joint development

At Arihant Superstructures, we generally enter joint development ventures with partners where the latter provides the land and the Company brings to the partnership table the full value of its brand, marketing, project development, legal, compliance and sales capabilities. This symbiotic engagement has proved profitable for the Company, liberating it from sizable investments in land on the one hand and the need to mobilise debt for land purchases on the other. This single change in the strategic mix has enabled the Company to restructure its Balance Sheet across the last decade, extending its focus from land ownership, land banking and land cost arbitrage to land conversion efficiency ('factory of homes').

Shrinking processes

An important element of enhanced capital efficiency is the capability to complete projects quicker. This ability is the outcome of an increased introduction of SOPs, increased mechanisation, digitalised process flows, transparent information dashboards, and supervisory checks (no rework). Besides, the Company has responded with a graded payables cycle – every 30 days for labourers, every 30 days for sizable contractors and every 30 days for resource material providers. This customised approach has helped protect the interests of supply chain partners, ensuring a timely delivery of services and materials that has helped either protect or shrink completion schedules. The Company also moderated the process tenure between registrations

and construction, accelerating revenue inflows. The ability to compress projects within shorter tenures has represented the basis of enhanced capital efficiency at the Company.

Liquidity

The success of the Company in a capital-intensive business is reflected in its liquidity. This liquidity is the outcome of various initiatives directed to accelerate business velocity and cash flows. Some of the initiatives that have catalysed liquidity comprise the following: marketing to serious home owners (as opposed to speculative traders), accelerated construction up to the RCC level that has helped catalyse instalments and inflows; timely collections discipline synced with construction progress; sustained investment in construction that

has helped sustain inflows, staggered initial payment to land owners coupled with sales-linked remuneration and a sales mobilisation structure where a majority of the proceeds are realised in the early part of the construction phase (marked by a relatively low expenditure). Besides, the improved liquidity with the Company has helped it calibrate the

flow of new launches in exchange for seeking higher realisations as part of a responsible price discovery process (catalysing liquidity in turn). The decline in debt and interest outflow has helped enhance liquidity.

The Company worked with an under-borrowed Balance Sheet, marked by

adequate cash in hand, healthy interest cover, attractively low gearing and modest Net debt/EBITDA. The Company focused on strengthening collections and terms of trade, leveraging cash in hand to generate raw material discounts and addressing fresh capital expenditure needs (lower incremental debt).

As on March 31	FY22	FY23	FY24
Cash and cash equivalents (Rs. crore)	14	8	15

Collection

The Company has consistently focused on accelerating the inflow of collections – partly by completing project portions

before the deadline stipulated by RERA, technology-driven alerts on instalments payable, repeated reminders to buyers and the imposition of penal fees should payment deadlines be breached. The

Company deepened the application of Net Promoter Score that measured and enhanced customer satisfaction. The result is that the Company's collection effectiveness has progressively grown.

As on March 31	FY22	FY23	FY24
Collections (Rs. crore)	416	483	503

Debt management

The Company's total debt stood at Rs. 477.4 crore versus Rs. 331.9 crore in the previous year. Net worth strengthened

from Rs. 245.6 crore to Rs. 323.4 crore; gearing improved from 0.63 in 2022-23 to 0.55 in 2023-24 as the Company grew net worth and moderated long-term debt to address business expansion. By

the virtue of investing in projects with traction that generate an attractive return, the Company is confident of staying net cash positive.

Year	FY22	FY23	FY24
Debt-equity ratio	1.4	0.63	0.55

Way forward

The Company seeks to acquire attractive land parcels at competitive prices and make developments based on the population matrix. Furthermore, the Company will focus on generating a lower cost of capital and resources, generating, higher margins in its earnings.

The Company will continue to implement its tried and tested steps of 'sell and build' model and thus, carry out the necessary steps to build as per the needs of the market and addressing resource planning needs.

The Company enjoyed a strong financial position at the end of the fiscal year under review. The Company's net worth

stood at Rs. 323.4 crore as on March 31, 2024, with Rs. 15.05 crore in net cash. This enviable position implies relative de-risking in an unpredictable world; it provides patient capital to take the Company ahead.

Dhiraj Jopat
Chief Financial Officer



Navi Mumbai represents one of the most attractive economic opportunities in India

Arihant Superstructures is attractively placed to capitalise

Overview

Navi Mumbai is not just another extension of a metropolis seeking to evolve into a large city; it holds the key to the sustainable growth of the financial capital of the world's fifth largest economy.

Navi Mumbai represents the most convenient extension of Mumbai.

Mumbai is among the more expensive global cities in terms of real estate, and cost of living. Rather than continue investing in prohibitively parcels and keep going vertical, there is a growing case for extending out of Mumbai into contiguous urban clusters.

Navi Mumbai represents a seamless extension of Mumbai. Besides, it is all that Mumbai is not – spacious, affordable living

costs, clean air and multi-modally connected.

The growing presence of IT and financial services has enhanced its appeal as an urban centre. The coming of educational institutions, healthcare facilities, and shopping complexes, has enhanced life quality. Besides, Navi Mumbai is a planned urban cluster.

Navi Mumbai at the cusp of a dramatic transformation following the proposed creation of the international airport in Navi Mumbai, increased road connectivity from this airport to Mumbai and the real estate ripple effect in the vicinity.

Arihant Superstructures is attractively placed to capitalise on this transformation.

The Company is largely focused on the real estate growth coming

out of Navi Mumbai; 90% of the Company's real estate presence is in Navi Mumbai.

The Company has been building residential real estate in Navi Mumbai for 30 years, graduating into a specialist.

The Company has been responsible for creating residential landmarks in Navi Mumbai, carving out a distinctive brand.

The Company has singularly focused on the residential segment, deepening its understanding of customer needs.

The Company is making a unique offering of residential options – plotted development – that is likely to draw longstanding Mumbai residents into Navi Mumbai for a differentiated lifestyle experience.

What makes Navi Mumbai increasingly attractive

Location

Connected to Mumbai through the Atal Setu, the Sion-Panvel Highway, and railway lines.



Proximity

Represents an extension of Mumbai; travelling distance of around an hour from Navi Mumbai to downtown Mumbai.



Planned

Navi Mumbai is a planned city, comprising wide roads, public transportation, open green spaces and essential amenities like schools, hospitals, and shopping centers.



Livelihoods

Navi Mumbai comprises business districts and IT parks, catalysing job creation and economic development.



Affordable

Navi Mumbai is relatively affordable when compared with Mumbai, an attractive option for first-time homebuyers.



Development

The proposed commissioning of the Navi Mumbai International Airport, metro rail projects, and road improvements could enhance importance, connectivity and real estate development.



Vashi: Commercial and residential hub known for shopping malls, good schools, and easy access to public transport.

Nerul: Comprises residential complexes; home to educational institutions, parks and IT companies.

Belapur: Central business district of Navi Mumbai, featuring business centers, offices, and commercial spaces, along with residential areas.

Kharghar: Lush greenery and planned development. Comprises a golf course. Growing residential and commercial area.

Panvel: Significant suburb with robust connectivity (rail and road). Proximate to Navi Mumbai International Airport.

Airoli: Proximate to Mumbai suburbs. Comprises residential projects and IT parks.

The constituents of Navi Mumbai



Map not to scale

Digha: Residential and commercial hub. High affordability makes it attractive.

Kalamboli: Comprises residential township developments. Gateway to the Mumbai-Pune Expressway.

Mansarovar: Marked by budget-friendly housing options.

Taloja: Comprises industrial and residential projects. Proximate to the Mumbai-Pune Expressway.

Ulwe: Located near the upcoming International Airport.

Navi Mumbai Airport Influence Notified Area (NAINA): Proximate to Navi Mumbai International Airport. Comprises new townships and residential projects.

The transformation of Navi Mumbai into an aerotropolis represents a new beginning

This single development is likely to catalyse the brand of Arihant Superstructures

Overview

An aerotropolis—a city or urban area designed around an airport, with a focus on air travel as a major mode of transportation for people and goods—is one of the most important urban developments in decades. This development has generated unmistakable triggers related to urban growth direction. The growing importance of an aerotropolis reflects a shift in how cities view the role of airports in economic development, connectivity, and urban planning, positioning them as critical components of modern infrastructure and globalisation.

Arihant Superstructures's relevance

The Company is attractively placed to capitalise on the transformation of Navi Mumbai into an aerotropolis. The Company has grown its business in Navi Mumbai. It is engaged in the commercialisation of land parcels within 15 kms of the under-commissioning airport in Navi Mumbai. This coming together of a longstanding brand, existing exposure and proposed Navi Mumbai developments make the Company an attractive proxy of the growth of one of India's most attractive aerotropolis developments.

Connectivity

As globalisation increases, there is a growing need to travel and transfer (people and products). An aerotropolis facilitates the creation of eco-systems that facilitate timely connections to international markets.

Eco-system

An aerotropolis drives local and regional economic growth, attracting businesses that depend on air transport (logistics, manufacturing, and corporate offices) coupled with infrastructure investments (transportation, hotels, commercial spaces, and residential areas).

New face

An aerotropolis is being built with sustainability in mind, comprising energy-efficient buildings, green spaces, and sustainable transport options with a lower environment impact.

Urbanisation

An aerotropolis addresses urban population needs through spaces that blend residential, commercial, and recreational areas in proximity to air travel.

An aerotropolis catalyses economic development

Jobs: An airport widens job opportunities in construction, operation, and support services.

Connectivity: An airport enhances domestic and international connectivity, making it easier for people and goods to move in and out of the region and contributing to economic growth.

Real estate: An airport increases demand for residential and commercial properties, which could result in higher real estate values.

Hub: An airport is likely to attract logistics companies, freight services, and other industries, resulting in the creation of logistics parks and industrial zones

Tourism: Enhanced air connectivity could enhance Navi Mumbai accessibility to domestic and international tourists, enhancing investments in hotels, restaurants, and other lifestyle attractions.

Infrastructure: The coming of an airport could attract investments in infrastructure (roads, public transport systems, utility services, schools, hospitals, and other civic amenities).

OUR STRENGTHS

What makes Arihant Superstructures a consistent outperformer

Brand trust

A trusted multi-decade brand built around customer focus, environmental sustainability and quality.

Pedigree

Experienced promoters and senior management team leading to informed long-term sustainability quality.

Proprietary

Integrated competencies have helped the Company retain senior talent and double employee strength across five years.

Integrated

In-house design, engineering, and project implementation have helped optimise construction speed, schedule and outcomes

Asset-light

16% ongoing projects are based around asset-lightness following joint ventures

Choice

Broad-based pricing provides a wide choice for prospective customers.

Eco-system

Enduring relationships with partners, communities, suppliers, and customers.

Competitive

The average land acquisition cost of the saleable area is among the lowest in the industry (less than Rs. 400 per sq.ft.).

Trust

Proven track record of generating free cash flows and efficiently deploying it into a value-accretive project portfolio with effective debt management.

The outcomes of our competitiveness across the decade

16%

Growth in revenues

15%

CAGR in EBITDA

30%

CAGR in PAT

4X

increase in net worth

8X

increase in area under development

The real estate projects driving our growth

Ongoing



ARIHANT AMISHA TALOJA (MIDC)

Revenue potential

Rs. 125 crore

Total units

476

Total saleable area

3.18 lakh sq.ft.



ARIHANT ARSHIYA KHOPOLI

Revenue potential

RS. 300 crore

Total units

1,135

Total saleable area

8.56 lakh sq.ft.

**ARIHANT
ASPIRE**
PALASPE PANVEL

Revenue potential
Rs. 2,500 crore

Total units
3,500

Total saleable area
34.86 lakh sq.ft.



**ARIHANT
ANAIKA**
TALOJA

Revenue potential
Rs. 750 crore

Total units
2,500

Total saleable area
16.15 lakh sq.ft.



**ARIHANT
ANMOL**
BADLAPUR - EAST

Revenue potential
Rs. 200 crore

Total units
791

Total saleable area
5.83 lakh sq.ft.



**ARIHANT
ADVIKA**
SEC-9, VASHI

Revenue potential
Rs. 700 crore

Total units
327

Total saleable area
4.91 lakh sq.ft.



**ARIHANT
AARADHYA**
KALYAN ANNEXE

Revenue potential
Rs. 425 crore

Total units
1,212

Total saleable area
9.09 lakh sq.ft.



**ARIHANT
ALOKI**
KARJAT - EAST

Revenue potential
Rs. 160 crore

Total units
700

Total saleable area
4.71 lakh sq.ft.



**ARIHANT CLAN
AALISHAN**
KHARGHAR

Revenue potential
Rs. 850 crore

Total units
811

Total saleable area
10.02 lakh sq.ft.



**ARIHANT
AAYAN**
TITWALA (E)

Revenue potential
Rs. 150 crore

Total units
618

Total saleable area
3.78 lakh sq.ft.



World Villas and Club10 Gymkhana by Arianth



WORLD VILLAS™
KARJAT-CHOWK
NEAR N.D.STUDIO

CLUB 10 GYMKHANA
KARJAT-CHOWK
NEAR N.D.STUDIO

Spread over
76 acres

Arihant World Villas
53 acres

Club10 Gymkhana
10 acres

5-star hotel and resorts
10 acres

The outlet mall (commercial)
1 acre

Completed

Anchal

Revenue potential
Rs. 118 crore

Total units
532

Total saleable area
4.78 lakh sq.ft.



Adita

Revenue potential
Rs. 40 crore

Total units
72

Total saleable area
1.30 lakh sq. ft.



Avanti Palace

Revenue potential
Rs. 900 crore

Total units
1,600

Total saleable area
13.25 lakh sq.ft.

Our strategy for developing the project portfolio

Demand 5%	Premium and villas High-income group: > Rs. 10,000 / sq.ft.
ASL'S share 19%	Ticket size Rs. > Rs. 1 crore
Demand 30-35%	Mid-market Mid-income group (business class and upper middle class) > Rs. 5,000-10,000 / sq.ft.
ASL's share 26%	Ticket size Rs. 50 lakh to Rs. 1 crore
Demand 60-65%	Mass-market Affordable group (middle class and low-income group) Rs. <Rs.5,000 / sq.ft
ASL's share 55%	Ticket size < Rs. 50 lakh

How we deepened our people-driven approach



At Arihant Superstructures, work-life balance is a key priority

Employees avail 'happy leave' and possess the flexibility to choose their days off, considering the monthly allowance of four Sundays and two Saturdays. While maintaining attendance discipline is essential, there is flexibility in working hours.

Overview

At Arihant Superstructures, human resources plays a pivotal role by ensuring that the right talent is recruited, developed, and retained, fostering innovation, productivity, and engagement.

By aligning human resource strategies with business goals, the HR function has helped build a motivated workforce equipped to address the Company's aspirations while maintaining the highest standards of project execution excellence. Besides, the HR initiatives contribute to a positive work environment, ensuring compliance and promoting the professional growth of employees.

Our goal

To promptly deliver the right talent, maintain employee motivation in a positive work environment, and recognise efforts through regular performance appraisals, we aspire to achieve the Great Place to Work certification.

Our priorities

- Successfully implement the attendance module, recruitment, and performance management system as part of the new HRMS.
- Foster a culture of regular employee performance evaluations, providing feedback for necessary improvements.

Big numbers

587

Number of employees as of March 31, 2024

78.34%

Retention rate, FY 2023-24

22%

Women as a proportion of the total workforce, FY 2023-24

446

Number of employees as of March 31, 2023

67.73%

Retention rate, FY 2022-23

- Organise training programs based on employee needs, discussing measures to enhance skill development in terms of both scope and intensity. At the time of performance appraisals, job-specific skills are assessed by the appraiser and any identified gaps are addressed through targeted training initiatives.

Our HR practices

- Utilising recruitment strategies through LinkedIn, Naukri job portal, consultants and employee referrals.
- Organising employee engagement activities such as festival celebrations, departmental outings and birthday acknowledgments.
- Conducting annual performance assessments with salary increments every July.
- Implementing employee-friendly policies.

Initiatives taken, FY 2023-24

HRMS: The Company introduced a new HRMS software, currently in the testing and implementation phase.

Rewards and recognition: A Rewards and Recognition program was conducted to honour the Sales teams for their outstanding performance.

Celebrations: The Company organised Holi celebrations, which were enthusiastically participated in by the employees.

Open-door policy: An open-door policy is in place, empowering employees to

freely engage with their leaders when needed.

Learning: The Company is exploring the adoption of e-learning platforms to provide employees with learning opportunities based on their specific needs.

These initiatives not only helped improve the morale of employees but also helped adopt a defined path in line with the Company's vision and mission.

Hiring

Our recruitment focuses on the sales and engineering departments. Other departments, such as support services including Accounts, HR, and Administration, are staffed as needed to fill vacancies caused by employee exits.

Workforce evaluation: The recruitment process follows defined standards, where each functional head evaluates manpower needs and submits a formal request to the management for approval, including a job description and justification.

Recruitment: Once approved, the HR department sources candidates through job portals, social media, and internal databases.

Interviewing, selection and hiring: Suitable candidates are interviewed, selected, and offered positions with compensation based on both internal structures and market conditions.

The hiring process at Arihant Superstructures



Our rewards and recognition approach

At Arihant Superstructures, employees are encouraged to perform at their best, and those who go above and beyond, demonstrating initiative and a willingness to take on additional challenges, are rewarded and provided growth opportunities.

Our dashboard

Employees

	2020-21	2021-22	2022-23	2023-24
	291	344	446	587

Employees by gender

	2020-21	2021-22	2022-23	2023-24
Male	217	260	348	453
Female	74	84	98	134

Employees by age group

	2020-21	2021-22	2022-23	2023-24
22-35	116	161	241	340
36-45	119	115	132	162
46-60	56	68	73	85

Employee retention rate (%)

	2020-21	2021-22	2022-23	2023-24
	60%	73.48%	67.73%	78.34%

Employee cost as a percentage of total revenue

	2020-21	2021-22	2022-23	2023-24
	2.36	3.61	3.91	3.73

Employees by tenure

	2020-21	2021-22	2022-23	2023-24
More than 5 years (as % of total)	19	17	16	14
Less than 5 years (as % of total)	81	83	84	86

Our equal opportunity recruitment policy

We employ individuals irrespective of their religious backgrounds; we maintain a policy of gender equality. Some 22% of our workforce comprises women; we prioritise the hiring of women whenever necessary.

EXCELLENCE DRIVER

How we strengthened our customer engagement in FY 2023-24

Overview

Customer relationship management (CRM) is vital at Arihant Superstructures as it builds lasting relationships with clients, ensuring satisfaction and loyalty. In a competitive industry, CRM helps the Company understand customer needs, address concerns promptly, and deliver personalised experiences.

The Company maintains open communication and trust with customers, enhancing customer retention, driving repeat business, building a positive brand reputation, and contributing to the Company's long-term success.

Our competitive strengths

The strength of our customer relationship management lies in post-booking support, which spans from the initial booking to the eventual possession of property, typically over a few years. During this time, clients rely on the CRM team for updates on construction progress and assistance with payment concerns, allowing the Company to track interactions and strengthen relationships.

Providing excellent customer service fosters loyalty and builds lasting relationships. Key to this process are strong listening skills and patience, especially when handling irate customers, particularly during delays caused by unforeseen events.

Challenges and how we mitigated them

During the year under review, the Company launched several projects, including Arihant Aspire Galenia, Catalina Towers and Arihant Adarsh. Most bookings during this period were in the form of Expression of Interest, where clients paid only a token amount. Unit confirmations were made after the EOI was converted into a booking. This phase witnessed a large volume of bulk bookings and numerous calls to multiple

relationship managers, which led to challenges for clients in understanding the subsequent payment details and milestones.

A welcome email was sent from the sales site office, providing clients with the contact details of their respective relationship managers. This proactive communication helped resolve the initial challenges, ensuring clients received official updates immediately after booking their unit. As a result, transparency improved.

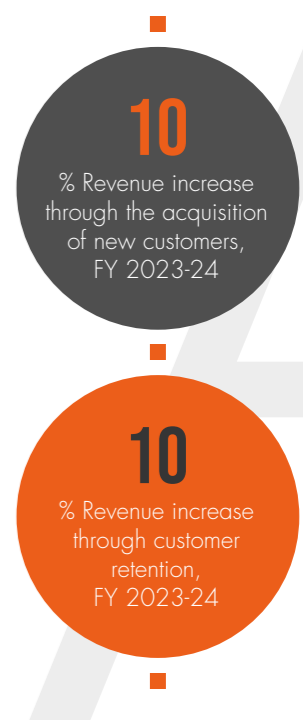
Highlights, FY 2023-24

The Company increased its annual revenue by 10% through new customer acquisition and by another 10% through customer retention.

The Company encouraged collaborations between customer-facing departments, extending beyond silos and enabling effective customer service.

Outlook, FY 2024-25

The Company seeks to strengthen its customer relationship management by adopting new tools and continually enhancing customer service, reinforcing its brand image in the real estate sector.



Case study

Arihant Aakarshan: Providing 360-degree support to our clients

In the Arihant Aakarshan project, many clients booked units, and the respective registrations were completed with Arihant covering the stamp duty. However, due to unforeseen circumstances, the Company was unable to proceed with the project. In this situation, the CRM team played a crucial role in assisting the clients with transferring to other projects. Moreover, Arihant contributed to covering the stamp duty for these clients in the new project. Besides, for clients who faced difficulties in closing their previous loans taken for the Aakarshan units, Arihant provided assistance in loan closures, with the amounts adjusted in prospective milestones of the new projects.

EXCELLENCE DRIVER

How we strengthened our engineering process



Challenges we faced and how we mitigated them

The Company faced a number of challenges with respect to its engineering function during the year under review. However, with the help of deriving priorities of various work fronts and improved fund allocations on a need basis, it was able to mitigate the same.

Unavailability of labour

The Company faced a shortage of skilled and unskilled manpower.

Mitigation: The Company appointed new vendors to the existing pool and brought aboard departmental manpower for the support and execution of assignments, which were missing in original contracts.

Uncertain weather

The Company encountered difficult weather conditions, affecting its operations.

Mitigation: These weather conditions will be mitigated with the help of a plan to avoid time losses in FY 2024-25.

Design changes

The Company faced mandatory design changes in projects due to weather conditions.

Mitigation: The Company implemented design changes promptly to avoid prospective operational delays.

Disputes

The Company faced disputes with contiguous land owners.

Mitigation: These disputes were settled with the help of joint meetings and settlements.

Raw material management

Government irregularities and changes in the management of raw materials from quarries posed a challenge to the Company's operations.

Mitigation: The Company sourced raw materials from new vendors or suppliers in proximity to raw material sources to ensure steady supply.

Material shortage

Shortage of materials and price increase was anticipated to affect the business.

Mitigation: The Company renegotiated rates with vendors; the price increase was minimised with the help of increased work volume.

Highlights, FY 2023-24

The Company developed strategic approaches for every high-rise project.

The Company mobilised a dedicated, capable and efficient engineering team.

The Company enhanced construction timelines by increasing worker productivity.

The Company recovered delays on certain projects through continuous monitoring.

14
Projects under operation/execution, FY 2023-24

Overview

The engineering function is critical to the success of Arihant Superstructures, as it drives the core of the Company's real estate projects from conception to completion. This department is responsible for ensuring technical excellence, structural integrity, and innovative design of each project, meeting both regulatory standards and client expectations. Their expertise directly impacts the quality, sustainability and safety of the developments, ultimately contributing to the Company's reputation for delivering high-quality, reliable real estate solutions.

Our strengths

The Company possesses the capability to manage large-scale projects.

The Company possesses a skilled team and competent consultants.

The Company benefits from a strategic presence in the MMRDA region.

Outlook, FY 2024-25

Moving forward, the Company will aim to identify opportunities to match the right talent with the right roles, harnessing the potential of young individuals and providing them with opportunities to excel in their areas of expertise. Besides, it will organise training programs to enhance skills of the engineering department. Furthermore, decentralisation will be implemented to improve efficiency across various departments.

Results of our effective engineering practices

Modular and prefabricated construction

- Faster construction timelines
- Enhanced construction quality and uniformity
- Lower labour demands
- Increased construction efficiency
- Minimised waste

Dedicated land surveyors for high-rise projects

- Greater dimensional accuracy
- Enhanced precision

Use of sustainable materials and practices

- Use of eco-friendly materials and practices such as recycled concrete, fly ash blocks, Aerocon blocks, sustainable and recycled steel.

EXCELLENCE DRIVER

How we strengthened our procurement discipline



Overview

Procurement plays a crucial role at Arihant Superstructures, influencing the quality, cost-efficiency and timely projects delivery. By sourcing the right materials at competitive prices and ensuring timely supply, the procurement team helps in maintaining project budgets and schedules.

Effective procurement also ensures the utilisation of quality materials, which is essential for building durable and sustainable structures. Moreover, strategic supplier relationships and efficient procurement practices enable the Company to mitigate risks related to material shortages and price fluctuations, supporting the successful execution of Arihant's real estate projects.

Challenges we faced and how we mitigated them

The Company encountered challenges related to indents, which included incorrect product codes, inaccurate material descriptions, mismatched GST percentages, and indents lacking timelines or due dates. Moreover, there was insufficient material planning from sites, leading to nearly every material request being treated as urgent. Furthermore, many vendors did not send invoices with the materials to the site, instead sending them to the office, which delayed billing, increased paperwork, and raised vendor costs for delivering invoices to the office.

The Company collaborated with the ERP team and instructed site store in-charges and project managers to undergo ERP training. The site project managers were directed to plan material requisitions in advance, ensuring that due dates were included in all indents and prioritising purchase order creation based on material needs. Vendors were instructed

to provide invoices at the site along with delivery challans so that the store in-charges could bring the complete set, including gate passes, to streamline the billing process and reduce time and extra effort.

Highlights, FY 2023-24

The Company launched new sites such as Advika, Avanti and World Villa

The Company prioritised new sales lounges, sample flats, show flats and experience centres.

The Company executed new show flats in record time during the year under review.

Our cost reduction initiatives

The two key initiatives taken by the Company to reduce costs of procurement included the following:

The Company identified new vendors who can supply materials at lower prices while maintaining or improving quality standards.

The Company created comparative price reports to evaluate current prices of similar products, ensuring that the materials were procured at the most competitive rates. This approach facilitates stronger negotiations with vendors.

The strengths of our procurement function

There are three components that comprise the foundation of our procurement strength: People, teamwork and negotiations.

The procurement head provides support in communication and renegotiation to successfully close deals.

Regular follow-ups and daily communication with the team are made to ensure smooth process flow and consistent progress.

Vendors are reminded about timely deliveries, which helps to ensure that materials arrive on schedule, hence, supporting the project completion targets.

Strong relationships are maintained with vendors, which allows us to secure fair deals at the best rates for our required products.

Outlook, FY 2024-25

The Company intends to extend its core strengths into FY 2024-25. It will seek to maintain its consistency and improve efficiency through continuous efforts to minimise material costs and find new suppliers. The Company will upgrade its end-to-end software for faster turnarounds.

Our commitment to quality and the timely delivery of materials

Tests were conducted for materials such as steel, RMC and plywood.

Site visits ensured the quality of blocks, bricks, plywood and other materials.

Store in-charges were instructed to inspect and verify the quality of materials upon arrival and report issues to the procurement head.

In cases where the materials were damaged, they were rejected and replaced. Furthermore, timely delivery was maintained through regular follow-ups with vendors.

Key highlights

#1

The Company reduced the cost of Emcer Tiles through negotiations

#2

The Company switched from a local flooring tile vendor to a branded tile vendor, marked by better quality and lower price for all our major sites

EXCELLENCE DRIVER

How we deepened our marketing capability



Overview

Marketing is essential to the success of Arihant Superstructures, as it drives brand visibility, attracts potential buyers and positions the Company competitively. Through strategic marketing, including digital campaigns, brand promotions and customer engagement, Arihant showcases projects, highlighting its commitment to quality, and timeliness. Effective marketing accelerates sales and enhances brand recognition ensuring sustained demand for its offerings.

Strengths

Knowledge: Well-rounded understanding of the target audience, competitors and local market trends.

Brand: Ability to craft an effective corporate and project brand identity.

Communication: Skill in conveying property value proposition to buyers.

Campaign: Designing effective marketing campaigns for the target audience comprising conventional and digital channels.

Relationships: Building and maintaining connections with the media, influencers, and trade partners.

Priorities

At Arihant Superstructures, we strengthened the following priorities:

Generating leads and sales: Driving inquiries and conversions through various marketing channels.

Brand building and reputation management: Strengthening brand image and ensuring a positive reputation.

Customer acquisition and retention:

Attracting new customers and building long-term relationships.

Market research: Staying updated with market trends and customer preferences.

Digital marketing optimisation: Enhancing the return on investment (ROI) from digital marketing efforts.

Sales team support: Supplying effective marketing materials and resources to the sales team.

Challenges and how we mitigated them

Rising input costs

The increasing cost of construction materials, labour and overhead expenses increased property prices, impacting demand.

Mitigation: The Company identified specific buyer segments and customising the marketing messages helped mitigate economic uncertainty.

Changing consumer preferences

The pandemic boosted the demand for larger homes, remote working and smart home features, requiring marketing efforts to adapt to these shifting preferences.

Mitigation: The Company implemented clear and competitive pricing strategies, paired with open communication regarding cost escalations, which fostered trust among buyers.

Intense competition

The real estate market in Mumbai is competitive, with numerous developers competing for a limited pool of buyers.

Mitigation: The Company introduced projects featuring home offices, such as the O factor, and smart home integrations to align with the evolving consumer preferences.

Regulatory hurdles

Complex and frequently changing real estate regulations create challenges in both project execution and marketing strategies.

Mitigation: The Company invested in comprehensive digital marketing campaigns, including SEO, social media and content marketing, considering it essential.

Digital transformation

Although digital marketing became essential, many builders faced difficulties in keeping pace with the rapidly evolving digital landscape.

Mitigation: Effective CRM systems helped in nurturing leads and converting them into customers. The Company leveraged data analytics to decode consumer preferences, optimising marketing.



Highlights, FY 2023-24

During the year under review, the Company made significant progress with its marketing function.

The Company promoted the Sports City project, which revolved around a sports theme and engaged the community through activities and gifts aimed at enhancing their sports skills.

The Company successfully established the tallest tower in Taloja, positioning it as a neighbourhood landmark.

The Company launched Club 10 Gymkhana in Chowk-Karjat, supported by a broad out-of-home advertising campaign across Mumbai. The advertisements were placed in prime urban locations and proximate to the airport.

Transformation of the marketing function

Digital transformation

Increased reliance on digital channels: The Company transitioned from traditional marketing methods such as print, TV and radio to digital platforms such as social media, websites and search engines.

Data-driven decision making: The Company utilised analytics to gain insights into customer behaviour, preferences and market trends, resulting in more targeted and impactful campaigns.

Customer centricity

Personalised marketing: The Company customised marketing offers and messages based on individual customer preferences and behaviour.

Enhanced customer experience: The Company emphasised customer satisfaction throughout the purchase process (initial inquiry to post-purchase support).

Building customer relationships: The Company cultivated long-term connections through loyalty programs, after-sales services, and community engagement.

Sustainability and ESG integration

Green marketing: The Company focused on eco-friendly characteristics of properties, promoting sustainable practices.

Social responsibility campaigns: The Company participated in community development projects, demonstrating the Company's dedication to corporate social responsibility.

Transparent communication: The Company provided clear information about the Company's sustainability initiatives and environmental impact.

Outlook, FY 2024-25

The Company seeks to enhance Navi Mumbai and Mumbai Metropolitan Region market share function through the following strategies:

Strengthening customer understanding

Improved customer profiling: Develop detailed customer segments to customise marketing efforts.

Customer journey analysis: Map the entire customer journey to identify key touchpoints and areas for enhancement.

Feedback systems: Establish regular surveys and feedback channels to gain insights into customer needs and preferences.

Upgrading technology

Artificial intelligence and machine learning: Leverage AI-driven tools for predictive analytics, customer segmentation, and personalised marketing strategies.

Virtual and augmented reality: Elevate property experiences using captivating technologies.

Data analytics: Utilise data to assess performance of marketing campaigns and optimise investments in the marketing function.

Building the brand

Brand storytelling: Build compelling narratives around the brand and projects.

Brand consistency: Communicate a unified brand message across all channels.

Public relations: Establish strong relationships with media and influencers in order to improve brand visibility.

Widening the digital footprint

SEO and content marketing: Enhance website visibility and attract organic traffic.

Social media optimisation: Improve customer engagement and reach a wide audience through effective social media campaigns.

Video marketing: Create engaging video content showcasing the Company's properties and related lifestyles.

Customer-centric approach

Personalised marketing: Craft customised messages and offers based on consumer preferences.

After-sales service: Offer outstanding customer support to establish loyalty.

Referral programs: Motivate satisfied customers to refer friends and family.

Measurement and optimisation

Key performance indicators (KPIs): Monitor relevant metrics to evaluate success of the marketing efforts.

A/B testing: Test various marketing strategies to determine the most effective approach.

Ongoing optimisation: Continuously assess the performance and implementation of improvements as needed.

Case study

Redefining lifestyle through sports-centric marketing

Background

The Company's Sports City project in Taloja faced the challenge of standing out in a highly competitive market. The target audience—comprising mainly young professionals and families—was looking for more than a home; they were seeking a lifestyle that promoted health and wellness.

Challenge

To have Sports City as a unique and attractive residential option, Arihant needed to create a marketing strategy effectively highlighting the project's sports-centric theme, appealing directly to the aspirations of the target audience.

Solution

The marketing team implemented a comprehensive approach aimed at promoting a 'sports city' lifestyle:

Rebranding and positioning: Sports City was repositioned as a destination for 'sports-inspired living.' Marketing materials focused on the extensive sports facilities, including swimming pools, gyms, tennis courts and dedicated sports arenas.

Digital marketing: A dedicated microsite and active social media channels were launched to promote the sports-centric lifestyle. Engaging content such as fitness tips, athlete interviews and virtual property tours were regularly shared to captivate the audience.

Results

Boost in sales: The project experienced a notable increase in sales and bookings.

Improved brand image: Sports City became widely associated with a healthy and active lifestyle.

Community growth: A thriving community of sports enthusiasts emerged, strengthening the project's appeal.

Positive word-of-mouth: Satisfied residents acted as brand advocates, driving an increase in referrals.

Case study

Positioning Arihant's Sports City as a hub for active living in Taloja

Reality

Arihant's Sports City in Taloja entered a competitive real estate market where young professionals and families sought more than homes; they wanted a lifestyle centered on health and wellness. The challenge was to differentiate Sports City as a unique, sports-centric community that aligned with these aspirations.

Challenges

To stand out, the project needed to convey its unique value of 'sports-inspired living' and forge an emotional connection with fitness-conscious buyers. A specialised strategy was necessary to appeal directly to this target audience.

Outcomes

Rebranding and positioning: Sports City was repositioned as a destination for 'sports-inspired living,' highlighting amenities like swimming pools, gyms, tennis courts and sports arenas. The branding consistently emphasised wellness and active living.

Digital marketing strategy: A comprehensive digital campaign included a microsite and active social media channels. Content like fitness tips, athlete interviews and virtual tours drove engagement and strengthened the project's online presence.

Results

- Sales growth
- Enhanced brand image
- Community development
- Positive word-of-mouth

Through strategic rebranding and digital outreach, Arihant positioned Sports City as a premier residential option in Taloja, offering not just homes, but an active lifestyle.

Our robust architecture and design framework

Overview

At Arihant Superstructures, architecture and design are fundamental to crafting distinctive living spaces that not only meet functional needs but also inspire and elevate the lifestyles of their residents. By prioritising innovative design and architecture, Arihant Superstructures

ensures that projects stand out in a competitive real estate market, offering more than just homes - aesthetic, sustainable, and efficient environments. These elements are critical in building brand value, enhancing customer satisfaction, and creating communities that reflect modern living while being in harmony with the environment.

Our key competitive strengths



Club 10 Gymkhana, hotel and world villas: Our standout project

The success of this project was driven by its rapid development, as it was conceptualised and approved within just eight months from start to finish.

Outlook, FY 2024-25

The Company intends to develop and design products which are into green building parameters for enhanced sustainability.

Challenges and counter-initiatives

The Company encountered a number of challenges, including the need to design several new projects from scratch, both in terms of layout and interior design.

To manage these challenges, the Company hired several freelancers and

expanded its internal team. Moreover, the Company partnered with multiple architectural firms for specialised tasks, helping in the distribution of workload. In parallel, our in-house teams worked efficiently to accelerate task completion and enhance overall productivity.

Highlights, FY 2023-24

The Company undertook the design of new projects including a gymkhana, hotel, and villas. Moreover, the Sports City, Arihant Adarsh, was an innovative concept, with five of six acres dedicated to open-air amenities.

The Company incorporated a diverse range of architectural styles, creating various products under modern and classical design approaches.

For the classical designs, the Company drew inspiration from Italian, Greek, Vitruvian and French architecture, bringing a sense of freshness and innovation to its offerings.

ESG resides at the core of our personality



Overview

Arihant's strategy is rooted in an Environment-Social-Governance (ESG) framework that drives sustainability. Our 'Go Green' vision is focused on enhancing operational safety, reinforcing environmental integrity and promoting responsible business practices.

Environment: The Company is engaged in conserving natural resources by minimizing virgin paper cum plastic

use in favour of recycled materials. It helps maintain ecological harmony by integrating sustainable choices across operations. The environmental initiatives emphasise resource efficiency, waste recycling, reduced dependence on finite fossil fuels, climate resilience and carbon footprint mitigation.

Social: The social aspect empowers people, nurturing the organisational culture, promoting customer relationships

and deepening corporate social responsibility.

Governance: The governance aspect comprises strategic clarity, ethical standards, balanced Board composition and alignment with UNSDG principles.

By integrating environmental, social and governance priorities, Arihant has created a robust platform for sustainable, long-term growth in the real estate industry.

Our environment commitment

Arihant is compliant with all relevant environmental, occupational health and safety laws and strives to exceed these standards whenever possible. The Company consistently focuses on reducing its carbon footprint, conserving water, minimizing waste and decreasing reliance on non-renewable resources. The Company's dedication to sustainability extends across the entire supply chain, from procurement to delivery and is reflected in our interactions with customers, suppliers, local communities and government entities.

Key environmental highlights, FY 2023-24

- Installed sewage treatment plants to recycle water for secondary uses like flushing and garden irrigation.
- Established a water treatment facility for safe drinking water.
- Implemented rainwater harvesting pits across projects to collect and store rainwater.
- Introduced drought-resistant horticultural species within our complexes to conserve water.

- Incorporated environmentally hazardous fly ash in concrete formulation; utilised AAC blocks containing fly ash for construction.
- Designed homes to maximise natural lighting and ventilation, reducing the need for artificial lighting and cooling.
- Installed organic waste composters across all projects.
- Deepened responsible solid waste management practices.

Our social commitment

As a leading real estate company, Arihant recognises the profound impact its operations have on communities and strives to enhance the quality of life in the regions it serves. The Company's initiatives include developing affordable housing projects that do not compromise on quality, thus supporting lower-income families in securing comfortable and sustainable living conditions.

Enhancing the work culture: The Company prioritises activities suitable to enhance employee work culture, including conducting activities such as festival celebrations, departmental outings and birthday acknowledgments. The Company also carries out annual performance assessments with salary increments released every July. The result of these initiatives was a 97% retention rate of the workforce in FY 2023-24, and a 31.61% increase in the overall workforce from 446 in FY 2022-23 to 587 in FY 2023-24. The Company also prioritises diversity and inclusion with

30% of the workforce being comprised of women.

Contributing to the communities: Arihant engages in community development programs that focus on education, health, and safety, ensuring that its projects contribute positively to the socio-economic fabric of the community. The Company made investments in its CSR activities during the year under review, indicating a strong CSR focus of the Company.

Creating a safe workplace: Arihant prioritises workplace safety, ensuring that employees receive regular training and are kept up-to-date with the latest safety practices. The Company employs best-in-class systems and procedures, which are routinely audited by external agencies. Our holistic approach to safety is designed to make us a model organisation that all stakeholders are proud to be associated with.

Key safety highlights, FY 2023-24

- Conducted on-the-job safety training for all workers and employees.
- Implemented a digitalised work permit system to enhance operational safety.
- Launched a campaign focused on reporting and addressing near-miss incidents.
- Actively sought safety suggestions and feedback from the workforce.
- The dedicated P&M team was responsible for maintaining equipment safety and well-being.
- Installed water sprinklers on all sites to control dust.
- Implemented facility management services to maintain hygienic conditions.
- Adopted energy-efficient lighting and low VOC (volatile organic compound) paints and adhesives to promote a healthier environment.

Our governance commitment

At Arihant, we are committed to building a company that earns the trust of all stakeholders. This trust is built on a strong governance framework that defines how the Company is managed and grown. By maintaining transparency, we have attracted like-minded stakeholders and elevated our governance standards. Our governance practices include rules, processes and guidelines that enhance operational predictability.

Arihant's governance framework

To maximise long-term value creation, Arihant has invested in a comprehensive governance framework.

- Implemented an Internal Controls Framework (ICF) addressing function and activity risks and mitigating them through effective controls.
- Established a robust risk management framework to identify key risks impacting the Company, with continuous monitoring and reporting ensuring control effectiveness.

- Adopted robust policies for integrity in business operations, asset protection, timely preparation of financial information, accurate accounting records and fraud prevention and detection.

Board structure and committees

Effective Board leadership: Arihant's governance practices are driven by a Board composed of experienced professionals with diverse knowledge and competencies. The Board has delegated specific responsibilities to focused committees that report after each meeting.

Diverse Board composition: The Board comprises an optimal mix of Executive, Non-Executive and Independent Directors, with 50% of the Board being Independent Directors with experience in real estate, risk management and governance. Most Independent Directors attended all Board and Committee meetings during the year. The Company

established statutory and non-statutory committees at the Board level to address specific business issues.

Audit and compliance

At Arihant, we believe that business predictability stems from a strong review system. We have enhanced our audit and compliance processes to ensure the credibility of our financial reporting. We adopt a conservative stance on accounting treatments requiring interpretation, ensuring our reported figures are a faithful reflection of actual conditions. The Company is implementing a compliance tool to automate the tracking and management of regulatory requirements at both state and national levels.

Detailed presentations are made to institutional investors and financial analysts on the Company's unaudited quarterly and audited annual financial results. Additionally, operational updates are published after each quarter.

Our esteemed Board of Directors



Executive Directors

Ashok Chhajer

Chairman and Managing Director

With over 26 years in the real estate industry and previous experience spanning the textile, oil refinery, and real estate sectors, Mr. Chhajer brings a wealth of expertise to his role at Arihant. At Arihant, he oversees corporate strategy, project design, and land acquisition functions. He works relentlessly to ensure transparency, uphold corporate governance and manage stakeholder relationships.

Nimish Shah

Whole-Time Director

A civil engineer with over 20 years of experience in construction and related fields, Mr. Shah is actively involved in all aspects of engineering, including planning and execution, project estimation, contracts, and site organisation. Previously a government-registered contractor in Maharashtra, he has collaborated with various entities in the real estate sector.

Parth Chhajer

Whole-Time Director

Mr. Chhajer worked briefly with the prominent capital markets group CLSA as part of its India Equity Research Team before joining ASL in 2018. In his current role, he is responsible for product development, marketing and sales strategy while being actively involved in the finance function. He holds a Bachelor of Science in Economics from Pennsylvania State University, USA.



Independent Directors

R.N. Bhardwaj

Independent Director

A former Chairman and Managing Director of the Life Insurance Corporation of India, Mr. Bhardwaj possesses extensive experience in economics and the BFSI sector. He served as a former Member of the Securities Appellate Tribunal under the Government of India and the Ministry of Finance.

Mr. Pramod Deshpande

Independent Director

Mr. Deshpande commenced his career at the semi-government Corporation of Maharashtra, in MIDC in 1984. Throughout his tenure, he served in various departments, including Architecture and Planning and worked in SEZ, DMICDC, and other divisions. He retired from MIDC as an Associate Architect, a Class I officer, in December 2016.

Mrs. Namrata Thakker

Independent Director

She is a co-founder of several companies, including CapSavvy, HappySoul, and Cap70 Angels. With over 25 years of experience across 40 different industries, she is also the founder of Entrepreneur Excel. Her focus lies in mentorship and making meaningful contributions to society and the environment in every possible way.

Corporate information

Chief Financial Officer

Dhiraj Jopat

Internal Auditor

Anjani Goyal & Co
Shop No.-36, Plot No. 93,
Near D-Mart, Koparkhairne,
Navi Mumbai - 400709

Statutory Auditor

Ummed Jain & Co.
51, Snehdhara,
Jeevan Vikas Kendra Marg,
Andheri (East),
Mumbai - 400069

Secretarial Auditor

D. A. Kamat & Co.
A/308, Royal Sands,
Shastri Nagar, Andheri (W),
Mumbai - 400 053

Bankers

The Federal Bank Limited
ICICI Bank Limited
HDFC Bank Limited

Listing

Bombay Stock Exchange Limited
National Stock Exchange of India Limited

Registrar & Transfer Agent

Adroit Corporate Services Pvt. Ltd.
17-20, Jafferbhoy Ind. Estate,
1st Floor, Makwana Road,
Marol Naka, Andheri (E),
Mumbai - 400059

Registered Office

"Arihant Aura" 25th Floor,
B-wing, Plot No.13/1,
TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai, Thane,
Maharashtra - 400705

Management discussion and analysis

Global economy overview

Global economic growth declined from 3.5% in 2022 to an estimated 3.1% in 2023. A disproportionate share of global growth in 2023-24 is expected to come from Asia, despite the weaker-than-expected recovery in China, sustained weakness in USA, higher energy costs in Europe, weak global consumer sentiment on account of the Ukraine-Russia war, and the Red Sea crisis resulting in higher logistics costs. A tightening monetary policy translated into increased policy rates and interest rates for new loans.

Growth in advanced economies is expected to slow from 2.6% in 2022 to

1.5% in 2023 and 1.4% in 2024 as policy tightening takes effect. Emerging market and developing economies are projected to report a modest growth decline from 4.1% in 2022 to 4.0% in 2023 and 2024. Global inflation is expected to decline steadily from 8.7% in 2022 to 6.9% in 2023 and 5.8% in 2024, due to a tighter monetary policy aided by relatively lower international commodity prices. Core inflation decline is expected to be more gradual; inflation is not expected to return to target until 2025 in most cases. The US Federal Reserve approved a much-anticipated interest rate hike that took the benchmark borrowing costs to their highest in more than 22 years.

Global trade in goods was expected to have declined nearly US\$2 trillion in 2023; trade in services was expected to have expanded US\$500 billion. The cost of Brent crude oil averaged \$83 per barrel in 2023, down from \$101 per barrel in 2022, with crude oil from Russia finding destinations outside the European Union and global crude oil demand falling short of expectations.

Global equity markets ended 2023 on a high note, with major global equity benchmarks delivering double-digit returns. This outperformance was led by a decline in global inflation, slide in the dollar index, declining crude and higher expectations of rate cuts by the US Fed and other Central banks.

Regional growth (%)	FY23	FY22
World output	3.1	3.5
Advanced economies	1.69	2.5
Emerging and developing economies	4.1	3.8

(Source: UNCTAD, IMF)

Performance of major economies, 2023

United States

Reported GDP growth of 2.5% in 2023 compared to 1.9% in 2022

China

GDP growth was 5.2% in 2023 compared to 3% in 2022

United Kingdom

GDP grew by 0.4% in 2023 compared to 4.3% in 2022

Japan

GDP grew 1.9% in 2023 unchanged from a preliminary 1.9% in 2022

Germany

GDP contracted by 0.3% in 2023 compared to a growth of 1.8% in 2022

(Source: PWC report, EY report, IMF data, OECD data, Livemint)

Outlook

Asia is expected to continue to account for the bulk of global growth in 2024-25. Inflation is expected to ease

gradually as cost pressures moderate; headline inflation in G20 countries is expected to decline. The global economy has demonstrated resilience amid high

inflation and monetary tightening, growth around previous levels for the next two years.

(Source: World Bank)

Indian economy overview

The Indian economy was estimated to grow 7.8% in the 2023-24 fiscal against 7.2% in 2022-23 mainly on account of the improved performance in the mining and quarrying, manufacturing and certain segments of the services sector. India retained its position as the fifth largest economy. The Indian rupee displayed relative resilience compared to the previous year; the rupee opened at Rs. 82.66 against the US dollar on

the first trading day of 2023 and on 27 December was Rs. 83.35 versus the greenback, a depreciation of 0.8%.

In the 11 months of FY 2023-24, the CPI inflation averaged 5.4% with rural inflation exceeding urban inflation. Lower production and erratic weather led to a spike in food inflation. In contrast, core inflation averaged at 4.5%, a sharp decline from 6.2% in FY 2022-23. The softening of global commodity prices led to a moderation in core inflation.

The nation's foreign exchange reserves achieved a historic milestone, reaching \$645.6 billion. The credit quality of Indian companies remained strong between October 2023 and March 2024 following deleveraged Balance Sheets, sustained domestic demand and government-led capital expenditure. Rating upgrades continued to surpass rating downgrades in H2 FY 2023-24. UPI transactions in India posted a record 56% rise in volume and 43% rise in value in FY 2023-24.

India reached a pivotal phase in its S-curve, characterised by acceleration in urbanisation, industrialisation, household incomes and energy consumption. India emerged as the fifth largest economy with a GDP of US\$3.6 trillion and nominal per capita income of Rs. 123,945 in 2023-24.

India's Nifty 50 index grew 30% in FY 2023-24 and India's stock market emerged as the world's fourth largest with

a market capitalisation of US\$4 trillion. Foreign investment in Indian government bonds jumped in the last three months of 2023. India was ranked 63 among 190 economies in the ease of doing business, according to the latest World Bank annual ratings. India's unemployment declined to a low of 3.2% in 2023 from 6.1% in 2018.

India withstood global headwinds in 2023 and is likely to remain the world's fastest-growing major economy on the back of growing demand, moderate inflation, stable interest rates and robust foreign exchange reserves. The Indian economy is anticipated to surpass \$4 trillion in 2024-25.

Outlook

Growth of the Indian economy

	FY21	FY22	FY23	FY24
Real GDP growth (%)	-6.6%	8.7	7.2	7.8

Growth of the Indian economy quarter by quarter, FY 2023-24

	Q1 FY24	Q2 FY24	Q3 FY24	Q4 FY24
Real GDP growth (%)	8.2	8.1	8.4	8.2

(Source: Budget FY24; Economy Projections, RBI projections, Deccan Herald)

The FY 2023-24 growth in the economy was the highest since FY 2016-17, excluding the 9.7% post covid rebound in gross domestic product (GDP) in FY 2021-22 from the 5.8% contraction in FY 2020-21.

India's monsoon for 2023 hit a five-year low. August was the driest month in a century. From June to September, the country received only 94% of its long-term average rainfall. Despite this reality, wheat production was expected to touch a record 114 million tonnes in the 2023-24 crop year on account of higher coverage. Rice production was expected to decline to reach 106 million metric tons (MMT) compared with 132 million metric tonnes in the previous year. Total kharif pulses production for 2023-24 was estimated at 71.18 lakh metric tonnes, lower than the previous year due to climatic conditions.

As per the first advance estimates of national income released by the National Statistical Office (NSO), the manufacturing sector output was estimated to grow 6.5% in 2023-24 compared to 1.3% in 2022-23. The Indian mining sector growth was estimated at 8.1% in 2023-24 compared to 4.1% in 2022-23. Financial services,

real estate and professional services were estimated to record a growth of 8.9% in 2023-24 compared to 7.1% in FY 2022-23.

Real GDP or GDP at constant prices in 2023-24 was estimated at Rs. 171.79 lakh crore as against the provisional GDP estimate of 2022-23 of Rs. 160.06 lakh crore (released on 31st May, 2023). Growth in real GDP during 2023-24 was estimated at 7.3% compared to 7.2% in 2022-23. Nominal GDP or GDP at current prices in 2023-24 was estimated at Rs. 296.58 lakh crore against the provisional 2022-23 GDP estimate of Rs. 272.41 lakh crore. The gross non-performing asset ratio for scheduled commercial banks dropped to 3.2% as of September 2023, following a decline from 3.9% at the end of March 2023.

India's exports of goods and services were expected to touch \$900 billion in 2023-24 compared to \$770 billion in the previous year despite global headwinds. Merchandise exports were expected to expand between \$495 billion and \$500 billion, while services exports were expected to touch \$400 billion during the year. India's net direct tax collection increased 19% to Rs. 14.71

lakh crore by January 2024. The gross collection was 24.58% higher than the gross collection for the corresponding period of the previous year. Gross GST collection of Rs. 20.2 lakh crore represented an 11.7% increase; average monthly collection was Rs. 1,68,000 crore, surpassing the previous year's average of Rs. 1,50,000 crore.

The agriculture sector was expected to see a growth of 1.8% in 2023-24, lower than the 4% expansion recorded in 2022-23. Trade, hotel, transport, communication and services related to broadcasting segment are estimated to grow at 6.3% in 2023-24, a contraction from 14% in 2022-23. The Indian automobile segment was expected to close FY 2023-24 with a growth of 6-9%, despite global supply chain disruptions and rising ownership costs.

The construction sector was expected to grow 10.7% year-on-year from 10% in 2023-23. Public administration, defence and other services were estimated to grow by 7.7% in 2023-24 compared to 7.2% in FY 2022-23. The growth in gross value added (GVA) at basic prices was pegged at 6.9%, down from 7% in 2022-23.

Union Budget FY 2024-25

The Interim Union Budget 2024-25 retained its focus on capital expenditure spending, comprising investments in infrastructure, solar energy, tourism, medical ecosystem and technology. In

2024-25, the top 13 ministries in terms of allocations accounted for 54% of the estimated total expenditure. Of these, the Ministry of Defence reported the highest allocation at Rs. 6,21,541 crore, accounting for 13% of the total budgeted expenditure of the central government.

Other ministries with high allocation included Road transport and highways (5.8%), Railways (5.4%) and Consumer Affairs, food and public distribution (4.5%).

(Source: Times News Network, Economic Times, Business Standard, Times of India)

Indian real estate sector overview

The Indian real estate market reached a size of US\$ 280.4 billion in 2023 and it is further anticipated to grow at a compound annual growth rate (CAGR) of 8.03% from 2024 to 2032, reaching a market size of US\$ 562.0 billion by 2032. This growth can be attributed to the escalating demand for residential properties driven by rapid urbanisation and rising disposable incomes. Additionally, the increasing need for modern office spaces and the emerging trend of urban and semi-urban lodging are significant growth-inducing factors.

In 2023, the Indian real estate market experienced an unprecedented surge, setting new records and attracting significant investor interest. Inflows reached \$5.1 billion, with land acquisitions making up 40%. Domestic developers led the way, capturing 42% of overall investments. This dynamic market now offers vast opportunities for both domestic and international investors.

As of the fiscal year 2019-2020, NRIs accounted for approximately 10% of total real estate market investments. This figure has since increased to about 15% last year and is projected to reach 20% by the end of 2025.

The Union Budget has been crucial in shaping the real estate industry's direction. The sector has benefited from the growing demand for affordable housing through the expansion of the Affordable Housing Program, increased PMAY allocation and higher income tax deduction limits for home loan interest. These measures have provided a significant boost to the industry.

(Source: IMARC, Financial Express)

Government initiatives for the Indian estate sector

Smart Cities mission: For the fiscal year 2025, the smart cities mission has been allocated a substantial budget of Rs. 2,400 crore. This significant investment is aimed at accelerating the development of smart cities across India, enhancing infrastructure, and implementing innovative solutions to improve urban living standards.

AMRUT: It received a substantial allocation of Rs. 8,000 crore for 2023-24. The total indicative outlay for AMRUT 2.0 is a significant Rs. 2,99,000 crore. This comprehensive funding includes

a central share of Rs. 76,760 crore, which will be disbursed over five years, from FY 2021-22 to FY 2025-26. This substantial investment underscores the commitment to transforming urban infrastructure and enhancing the quality of life in cities across India.

MoHUA: The Ministry of Housing and Urban Affairs (MoHUA) has been allocated Rs. 82,576.57 crore for 2024-25, representing a 19.2% increase from the revised estimate of Rs. 69,270.72 crore for 2023-24.

The Pradhan Mantri Awas Yojana: The government has announced plans to provide three crore additional houses in both rural and urban areas, with

allocations currently being made. Under PM Awas Yojana Urban 2.0, an investment of Rs. 10 lakh crore will address the housing needs of 1 crore urban poor and middle-class families. This plan includes central assistance of Rs. 2.2 lakh crore over the next five years and provisions for interest subsidies to ensure affordable loan rates.

Capital expenditure: The government has allocated Rs. 11.11 lakh crore for capital expenditure, representing 3.4% of GDP, which will be directed towards infrastructure development. This funding will support new power projects and transportation networks for 2024-25.

(Source: Mint, CNBC-TV 18, Hindustan Times, Financial Express, Economic Times, Times Property)

Notice to the Shareholders

Residential real estate sector overview

The residential real estate sales in 2023 reached their highest since 2013, with a 33% annual growth. A total of 4.1 lakh units were sold in the top eight cities. In 2023, new supply reached an all-time high with 5.2 lakh units launched, compared to 4.3 lakh units in 2022.

In 2023, the Mumbai region led in sales with 86,871 units, showing a 2% growth. Kolkata experienced the highest percentage increase in home sales at

16%, followed by Ahmedabad with a 15% increase and Pune with a 13% rise. The residential real estate market is expected to see a significant influx of new launches, with an estimated 280,000 to 290,000 units in 2024.

Hyderabad witnessed the highest residential price surge among major Indian cities, with an 11% year-on-year increase. Mumbai, Bengaluru, and Kolkata followed with a 7% increase each. NCR and Pune experienced price rises of 6% and 5%, respectively. Chennai and Ahmedabad recorded

more modest increases, with residential prices rising by 4% each for the year 2023.

Real estate in Tier II and III cities is poised for significant growth, driven by the government's renewed focus on infrastructure development and enhanced connectivity. Projects such as highways, airports, and metro systems are expected to stimulate substantial real estate growth in these emerging markets.

(Source: Financial Express, Economic Times, Hindustan Times, Business Standard, Business Insider, JLL, PIB)

Big numbers

168,998

Residential units sold in top ten tier II cities for 2023-24

151,706

Residential units sold in the top ten tier II cities for 20 22-23

(Note: Cities include Ahmedabad, Vadodara, Surat, Nashik, Gandhi Nagar, Jaipur, Nagpur, Bhubaneswar, Visakhapatnam and Mohali)

74,486

Units in residential sales for Q1 2024

(Source: Business Standard, JLL India)

79100

Units, new launches in Q1 2024

Residential property launches and sales for 2023

Cities	Sales	Launches
Mumbai	86,871	93,051
NCR	60,002	62,649
Bengaluru	54,046	51,126
Pune	49,266	42,437
Chennai	14,920	16,272
Hyderabad	32,880	46,985
Kolkata	14,999	15,730
Ahmedabad	16,113	22,497

(Source: Financial Express, Economic Times, Hindustan Times, Business Standard, Business Insider, JLL)

Financial performance for FY 2023-24 (Rs. crore)

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Operating income	510.05	389.44
Operating EBITDA	114.38	79.49
Interest and financial charges	25.98	25.31
Profit before tax	86.20	52.23
Tax expenses	16.98	9.56
Net profit	69.22	42.67
Total Income	511.29	391.73
Ahmedabad	16,113	22,497

Human resource

At ASL, the belief is that people are crucial to the success of the organisation, and the Company is committed to offering them rewarding and fulfilling careers. A skilled and dedicated workforce is essential to the business. To

attract and retain top talent aligned with the long-term organic growth strategy, ASL has proactively implemented various initiatives. The HR policy ensures stability for employees, and this financial year, the Company introduced the "Happy Holidays" policy. This policy encourages

each eligible employee to take a compulsory paid leave of 10 consecutive days annually for rejuvenation, family holidays, or other personal activities. As of March 31, 2024, the number of employees stood at 587, compared to 410 employees on March 31, 2023.

Notice is hereby given that the Forty First (41st) Annual General Meeting ("AGM") of **Arihant Superstructure Limited** ('the company') will be held through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM"), on Friday, 20th September 2024 at 12.30 P.M. (IST) to transact the following business. The Registered Office of the Company shall be the deemed venue of the AGM:

ORDINARY BUSINESS:

Item No. 01: Adoption of Financial Statements:

To receive, consider and adopt the Audited Financial Statements (Stand-alone and Consolidated) of the Company for the Financial Year ended March 31, 2024, and the Reports of Directors ('the Board') and Auditors thereon.

Item No. 02: Retirement by Rotation:

To appoint a Director in place of Mr. Nimish Shah (DIN: 03036904), who retires by rotation at this Annual General Meeting and being eligible offers himself for re-appointment

Item No. 03: Declaration of Dividend:

To declare a Final Dividend of Rs. 1.2 per Equity Share for the Financial Year ended 31st March, 2024.

SPECIAL BUSINESS:

Item No. 04: To consider and approve appointment of Dr. Vijay Satbir Singh (DIN: 06507508) as an Independent Director of the Company for a term of 5 years.

To consider and, if thought fit, to pass the following Resolution as an Ordinary Resolution:

"RESOLVED THAT, pursuant to the provisions of Section 149, 150, 152, read with Schedule IV and other applicable provisions of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014, [including any statutory modification(s) or re-enactment(s) thereof for the time being in force] and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and pursuant to the recommendation of the Nomination and Remuneration Committee and approval of the Board, the consent of the Members of the Company be and is hereby accorded for the appointment of Dr. Vijay Satbir Singh (DIN: 06507508), as an Independent Director of the Company with effect from 15th May, 2024 to hold office for a period of 5 (Five) consecutive years commencing from 15th May, 2024 till 14th May, 2029 (both days inclusive).

Item No. 05: To consider and approve the matter of raising funds through issuance of securities up to Rs. 1200 Cr.

To consider and, if thought fir, to pass the following resolution as a Special Resolution:

"RESOLVED THAT, pursuant to provisions of Sections 23, 42, 62 and 71, read with provisions of Section 180 and other applicable provisions, if any, of the Companies Act 2013, and the applicable rules framed thereunder (including the Companies

(Prospectus and Allotment of Securities) Rules, 2014 and the Companies (Share Capital and Debentures) Rules, 2014), including any amendment(s) or statutory modification(s) or reenactment(s) thereof for the time being in force ("Companies Act") read with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended from time to time, and will include any further revisions or amendments as applicable from time to time ("SEBI ICDR Regulations"), the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("SEBI Listing Regulations"), the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and the provisions of the Foreign Exchange Management Act, 1999 and the regulations made thereunder including the Foreign Exchange Management (Non-debt Instruments) Rules, 2019, the Consolidated FDI Policy issued by the Department for Promotion of Industry and Internal Trade, Ministry of Commerce and Industry, Government of India from time to time, each as amended, the Issue of Foreign Currency Convertible Bonds and Ordinary Shares (Through Depository Receipt Mechanism) Scheme, 1993 or the Depository Receipt Scheme, 2014 as amended from time to time ("FEMA Regulations") and such other statutes, notifications, clarifications, circulars, rules, regulations, as may be applicable and relevant or guidelines promulgated or issued from time to time by the Ministry of Finance, Ministry of Corporate Affairs ("MCA"), Government of India ("GOI"), the Reserve Bank of India ("RBI"), Real Estate Regulatory Authority ("RERA"), the Securities and Exchange Board of India ("SEBI"), the stock exchanges where the Equity Shares of the Company are listed ("Stock Exchanges"), Registrar of Companies, Mumbai ("ROC") and any other appropriate authorities, institutions or bodies in India or abroad, as may be applicable and in accordance with the enabling provisions of the Memorandum and Articles of Association of the Company and the listing agreements entered into by the Company with each of the Stock Exchanges and subject to such approvals, consents, permissions and sanctions, if any, required from the GOI, RBI, RERA, MCA, SEBI, ROC, Stock Exchanges and any other appropriate authorities, institutions or bodies in India or abroad, as may be necessary and in supersession of any previous resolutions passed in this regard, and subject to such terms, conditions or modifications as may be prescribed or imposed by any of them while granting any such approval, consent, permission, and/or sanction, which may be agreed to/ accepted by the Board of Directors (hereinafter referred to as the "Board" which term shall deem to include any committee thereof, constituted or to be constituted to exercise its powers conferred by this resolution), consent of the Members be and is hereby accorded to the Company in its absolute discretion, to create, offer, issue and allot (including with provisions for reservation on firm and/or competitive basis, of such part of issue and for such categories of persons including employees of the Company as may be permitted), with or without a green shoe option, either in India or in the course of international offering(s) in one or more foreign markets, such number of Equity Shares, Global Depository\

Receipts ("GDRs"), American Depository Receipts ("ADRs"), Foreign Currency Convertible Bonds ("FCCBs"), non-convertible debentures with or without warrants, preference shares whether or not convertible into Equity Shares, other financial instruments convertible into Equity Shares (including warrants or otherwise, in registered or bearer form), any security convertible into Equity Shares with or without voting/special rights, securities linked to Equity Shares and/or securities with or without detachable warrants with right exercisable by the warrant holders to convert or subscribe to Equity Shares, including the issue and allotment of Equity Shares pursuant to a green shoe option, if any (all of which are hereinafter collectively referred to as "Securities") or any combination of Securities, up to Rs. 1200 Crores (Rupees One Thousand Two Hundred Crores only) or equivalent thereof in one or more foreign currencies and/or Indian rupees, inclusive of such premium as may be fixed on such Securities by offering the Securities in one or more countries through one or more of the permissible modes including but not limited to preferential issue, private placement and Qualified Institutional Placement ("QIP"), Follow on Public Offer ("FPO") or a combination thereof at such time or times, at such price or prices, at a discount or premium to market price or prices in such manner and on such terms and conditions as may be mentioned in the prospectus and/or offer document and/or placement document and/or private placement offer letter (along with the application form) and/or such other documents/ writings/ circulars/ memoranda to be issued by the Company in respect of the proposed issue, as permitted under applicable laws and regulations, in such manner, in one or more tranches, whether Indian rupee denominated or denominated in foreign currency, to residents and/or non-residents and/or Indian and/or multilateral financial institutions/banks and/or incorporated bodies and/or individuals and/or trustees and/or stabilizing agent or otherwise, Qualified Institutional Buyers as defined under the SEBI ICDR Regulations ("QIBs") including resident and/or Non-resident/foreign investors (whether institutions and/or incorporated bodies and/or trusts or otherwise), Foreign Portfolio Investors ("FPI's"), Companies/Mutual Funds/Pension Funds/Venture Capital Funds/Banks, alternative investment funds, insurance companies, to all or any other category of investors who are authorized to invest in the Securities of the Company as per extant regulations/guidelines or any combination of the above (whether or not such investors are Members of the Company, to all or any of them, jointly and/or severally), as may be deemed appropriate by the Shareholders at its absolute discretion including the discretion to determine the categories of investors to whom the offer, issue and allotment shall be made to the exclusion of other categories of investors at the time of such offer, issue and allotment considering the prevailing market conditions and other relevant factors and wherever necessary in consultation with book running lead manager(s) and/or underwriter(s) and/or other advisor(s) appointed by the Company and the terms of the issuance as may be permitted by SEBI, the Stock Exchanges, RBI, MCA, GOI, ROC, RERA or any other concerned governmental / statutory / regulatory authority in India or abroad, together with any amendments and modifications thereto, either in foreign currency or equivalent Indian Rupees inclusive of such premium as may be determined by the Board, in any convertible foreign currency, as the Board at

its absolute discretion may deem fit and appropriate, and as may be permitted under applicable law from time to time ("Issue")."

"RESOLVED FURTHER THAT, in pursuance of the aforesaid resolution, the Securities to be created, offered, issued, and allotted shall be subject to the provisions of the Memorandum and Articles of Association of the Company, as updated and the Equity Shares, as may be created, offered, issued and allotted under the Issue or allotted upon conversion of the equity linked instruments issued by the Company shall rank pari-passu with the existing Equity Shares of the Company in all respects including dividend with the existing Equity Shares of the Company.

"RESOLVED FURTHER THAT, without prejudice to the generality of the above, subject to applicable laws and subject to approval, consents, permissions, if any, of any governmental body, authority or regulatory institution including any conditions as may be prescribed in granting such approval or permissions by such governmental authority or regulatory institution, the aforesaid Securities may have such features and attributes or any terms or combination of terms that provide for the tradability and transferability thereof in accordance with the applicable laws & prevailing practices in the capital markets including but not limited to the terms and conditions for issue of additional securities and the Board subject to applicable laws, regulations and guidelines be and is hereby authorized in its absolute discretion in such manner as it may deem fit, to dispose of such securities that are not subscribed, without seeking further approval of the members in this regard.

"RESOLVED FURTHER THAT, the issue and allotment of securities, if any, made to NRIs, FPIs and/or other eligible foreign investors pursuant to this resolution shall be subject to the limits and conditions prescribed under the Foreign Exchange Management Act, 1999 as may be applicable but within the overall limits as set forth thereunder.

"RESOLVED FURTHER THAT, the approval of the Shareholders of the Company be and is hereby accorded to issue and allot such number of Equity Shares as may be required to be issued and allotted under the Issue or to be allotted upon conversion of any Securities or as may be necessary in accordance with the terms of the Issue.

"RESOLVED FURTHER THAT, the approval of the Shareholders of the Company be and is hereby accorded to open one or more bank accounts in the name of the Company, as may be required, subject to requisite approvals, if any, and to give such instructions including closure thereof as may be required and deemed appropriate by the Board."

"RESOLVED FURTHER THAT, for the purpose of giving effect to the above resolutions, the Board (or committee appointed by it thereof) be and is hereby authorized to do all such acts, deeds, matters and things including but not limited to finalization and approval of the preliminary as well as final offer document(s), determining the form and manner of the issue, including the class of investors to whom the Securities are to be issued and allotted, the date of opening and closing of the Issue, number of Securities to be allotted, issue price, face value, premium amount on issue/ conversion of the Securities, if any, rate of interest, redemption

period, listings on one or more stock exchanges, execution of various transaction documents, creation of mortgage/ charge in accordance with Section 180(1)(a) of the Companies Act, 2013, in respect of any Securities as may be required either on pari-passu basis or otherwise, approve and finalize the bid cum application form and confirmation of allocation notes, seek any consents and approvals as may be required, provide such declarations, affidavits, certificates, consents and/or authorities as required from time to time, finalize utilization of the proceeds of the Issue, give instructions or directions and/or settle all questions, difficulties or doubts that may arise at any stage from time to time, and give effect to such modifications, changes, variations, alterations, deletions, additions as regards the terms and conditions as may be required by the SEBI, the Stock Exchanges, the MCA, the book running lead manager(s), or other authorities or intermediaries involved in or concerned with the Issue and as the Board may in its absolute discretion deem fit and to settle all questions, difficulties or doubts that may arise in regard to the issue, offer or allotment of Securities and utilization of the issue proceeds as it may in its absolute discretion deem fit without being required to seek any further consent or approval of the Shareholders or otherwise to the end and intent that the Shareholders shall be deemed to have given their approval thereto expressly by the authority of this resolution, and all actions taken by the Board to exercise its powers, in connection with any matter(s) referred to or contemplated in any of the foregoing resolutions be and are hereby approved, ratified and confirmed in all respects."

"RESOLVED FURTHER THAT, the Board be and is hereby authorized to do such acts, deeds and matters as may be necessary and also to delegate all or any of the powers conferred on them by or under this resolution to any Director(s), committee(s), executive(s), officer(s) or representatives(s) of the Company or to any other person to do all such acts, deeds, matters and things and also to execute such documents, writings etc., as it may consider appropriate in order to give effect to this Resolution, Exchanges, the MCA, the book running lead manager(s), or other authorities or intermediaries involved in or concerned with the Issue and as the Board may in its absolute discretion deem fit and to settle all questions, difficulties or doubts that may arise in regard to the issue, offer or allotment of Securities and utilization of the issue proceeds as it may in its absolute discretion deem fit without being required to seek any further consent or approval of the Members or otherwise to the end and intent that the Members shall be deemed to have given their approval thereto expressly by the authority of this resolution, and all actions taken by the Members to exercise its powers, in connection with any matter(s)

referred to or contemplated in any of the foregoing resolutions be and are hereby approved, ratified and confirmed in all respects."

"RESOLVED FURTHER THAT, the Board be and is hereby authorized to engage/appoint the Book Running Lead Manager, Legal Advisors, Underwriters, Guarantors, Depositories, Custodians, Registrars, Stabilizing Agent, Trustees, Bankers, Advisors and all such agencies as may be involved or concerned in such offerings of Securities and to remunerate them by way of commission, brokerage, fees, costs, charges or the like and also to enter into and execute all such arrangements, agreements, memoranda, documents, certificates, declarations, undertakings, applications etc. with such agencies and to seek the listing of such Securities on one or more national and/or international stock exchange(s).

Item No. 06: To approve the proposed Material Related Party Transactions for the Financial Year 2024-25:

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

"RESOLVED THAT, pursuant to the Regulation 23 and other applicable provisions if any of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 ("SEBI LODR Regulations"), and other applicable provisions, if any, of the Companies Act, 2013, (including any statutory modification(s) or re-enactment(s) thereof and any rules thereunder for the time being in force), and subject to such other approvals, sanctions, consents and permissions as may be deemed necessary and pursuant to the approval of the Audit Committee and Board of Directors of the Company the consent of the Shareholders be and is hereby accorded to the Board of Directors of the Company, (which term shall be deemed to include any Committee constituted / to be constituted / empowered by the Board from time to time to exercise its powers conferred by this resolution) to enter into arrangements /transactions/ contracts (whether byway of an individual transaction or transactions taken together or series of transactions whether in tranches or otherwise) between the Company and related parties under Regulation 2(1)(zb) of the SEBI LODR Regulations ('Related Party'), as detailed in the table forming part of the Explanatory Statement annexed herewith, on such terms and conditions as may be agreed between the Company/ its Subsidiaries and Related Party;"

"RESOLVED FURTHER THAT the Board be and is hereby authorised, to do and perform all such acts, deeds, matters and things, as may be necessary, including finalising the terms and conditions, methods and modes in respect thereof

and finalising and executing necessary documents, including contract(s), scheme(s), agreement(s) and such other documents, file applications and make representations in respect thereof and seek approval from relevant authorities, including Governmental/regulatory authorities, as

applicable, in this regard and deal with any matters, take necessary steps as the Board may, in its absolute discretion deem necessary, desirable or expedient, to give effect to this resolution and to settle any question that may arise in this regard and incidental thereto;

"RESOLVED FURTHER THAT the Board, be and is hereby authorised to delegate all or any of the powers herein conferred, to any Director(s), Chief Financial Officer, or any other Officer(s)/ Authorised Representative(s) of the Company, to do all such acts, deeds, matters and things and take such steps, as may be considered necessary or expedient, to give effect to the aforesaid resolution(s);

"RESOLVED FURTHER THAT all actions taken by the Board or any person so authorized by the Board, in connection with any matter referred to or contemplated in any of the foregoing resolutions, be and are hereby approved, ratified and confirmed in all respects without any further reference to the Members.

For and on behalf of the Board of Directors
Arihant Superstructure Limited

Ashokkumar Chhajjer
Chairman & Managing Director
DIN: 01965094

Place: Navi Mumbai
Date: 9th August, 2024

Registered Office:

Arihant Aura, 25th Floor, B-Wing, Plot No. 13/1,
TTC Industrial Area, Thane Belapur Road,
Turbhe, Navi Mumbai – 400 705
CIN: L51900MH1983PLC029643
Tel: 91 22 62493333 Fax: 91 22 62493334
E-mail: info@asl.net.in, investor@asl.net.in, cs@asl.net.in
Website: www.asl.net.in

Notes:

1. Explanatory Statement

The Explanatory Statement pursuant to Section 102 and other applicable provisions of the Companies Act, 2013 ('Act') in respect of special business of this Notice proposed to be transacted at the AGM and relevant information of this Notice, as required under Regulation of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR Regulations') and Secretarial Standard-2 on General Meetings issued by the Institute of Company Secretaries of India ('SS-2'), are annexed hereto.

2. Convening of Annual General Meeting through Video Conferencing / Other Audio Visual Means facility

In accordance with General Circular Nos. 14/2020, 17/2020, 20/2020, 22/2020, 33/2020, 02/2021, 19/2021, 21/2021, 2/2022, 10/2022, 11/2022 and 09/2023 dated April 08, 2020, April 13, 2020, May 05, 2020, June 15, 2020, September 28, 2020, January 13, 2021, December 08, 2021, December 14, 2021, May 05, 2022, December 28, 2022 and September 25, 2023 respectively, issued by the Ministry of Corporate (collectively referred to as 'MCA Circulars'), the Securities and Exchange Board of India ('SEBI') Circular Nos. SEBI/HO/CFD/CMD1/ CIR/P/2020/79 dated May 12, 2020 and SEBI/HO/CFD/ CMD2/CIR/P/2021/11 dated January 15, 2021, Circular No. SEBI/HO/CFD/ CMD2/CIR/P/2022/62 dated May 13, 2022, Circular No. SEBI/HO/CFD/PoD-2/CIR/P/2023/4 dated January 05, 2023 and Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 7 October 2023, as amended from time to time (collectively referred to as 'SEBI Circulars') and in compliance with the provisions of the Companies Act, 2013 ('Act') and SEBI LODR Regulations, the 41st Annual General Meeting of the Company ('AGM' or 'Meeting') is being conducted through Video Conferencing ('VC') / Other Audio Visual Means ('OAVM') facility, which does not require physical presence of the Members at a common venue. Hence, the Members are requested to attend and participate at the ensuing AGM through VC / OAVM facility being provided by the Company through National Securities Depository Limited ('NSDL'). The deemed venue for the AGM shall be the Registered Office of the Company.

3. Dispatch of Notice and Annual Report through electronic means and inspection of documents

In terms of Section 101 and 136 of the Act, read with Rules made thereunder and Regulation 36 of the SEBI LODR Regulations, as amended from time to time, the listed companies may send the Annual Report and the Notice of AGM by electronic mode. Pursuant to the said provisions of the Act read with MCA Circulars and SEBI Circular, electronic copy of the Notice of 41st AGM along with the Annual Report for the Financial Year 2023-24 is being sent

to all the Members whose e-mail addresses are registered with the Company/ RTA/ Depository Participant(s). Members may note that the Notice and Annual Report 2023-24 will also be available on the Company's website www.asl.net.in, website of the stock exchanges i.e. BSE Limited (www.bseindia.com) and on website of the e-voting platform i.e. NSDL (https://www.evoting.nsdl.com).

Members may note that relevant documents referred to in the Notice and other documents as required under applicable laws shall be made available for inspection in accordance with applicable statutory requirement based on request received by the Company at cfo@asl.net.in

For Members who have not received the Notice of 41st AGM along with the Annual Report for Financial Year 2023-24 due to change/ non-registration of their e-mail address with the Company/ RTA/ Depository Participant(s), they may request for the said Notice and Annual Report, by sending an email at cfo@asl.net.in Post receipt of such request and verification of details of the Member, the Member would be provided a soft copy of the said Notice and Annual Report. It is clarified that for registration of email address, the Members are however requested to follow due procedure for registering their e-mail address with the Company/ RTA in respect of physical holdings and with the Depository Participant(s) in respect of electronic holdings. Those Members who have already registered their e-mail addresses are requested to keep their e-mail addresses valid with their Depository Participant(s)/ RTA/ Company to enable servicing of notices/ documents/ Annual Reports electronically to their email address.

The Members who have not received any communication regarding this AGM for any reason whatsoever, and are eligible to vote, are also entitled to vote, may obtain the User ID and password or instructions for remote e-voting by contacting the Company at cfo@asl.net.in or NSDL at evoting@nsdl.com.

The date to determine eligible shareholders for sending Notice is 26th August 2024. Any person becoming Member of the Company after the dispatch of Notice of the AGM may obtain the user ID and password by referring to the e-voting instructions attached to this Notice and also available on the Company's website www.asl.net.in and the website of NSDL www.evoting.nsdl.com. Alternatively, Member may send a request providing their email address, mobile number and self-attested PAN copy via email to cfo@asl.net.in for obtaining the Notice of 41st AGM and Annual Report.

4. Quorum

The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act. The Members can join the AGM in the VC/ OAVM mode 15 minutes before the scheduled time of the commencement of the AGM. The Company may close the window for joining the VC/ OAVM

facility 15 minute after the scheduled time of start of the AGM. The facility of participation at the AGM through VC/ OAVM will be made available on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee and Auditors, who are allowed to attend the AGM without restriction as provided in the MCA Circulars

5. Scrutinizer

The Board of Directors, at its Meeting held on Friday August 09, 2024, has appointed Ms. Rachana Shanbhag (Membership No FCS 8227/ CP 9297), RHS & Associates, as the Scrutinizer to scrutinize the remote e-voting and e-voting at the AGM in a fair and transparent manner. The Scrutinizer will submit the report to the Chairman of the Meeting/ Company Secretary/ Whole-Time Director & Chief Executive Officer of the Company after completion of the scrutiny of the remote e-voting and e-voting at the AGM. The results will be announced by the Chairman of the Meeting/ Company Secretary/ Whole Time Director & Chief Executive Officer of the Company within 2 (two) working days from the conclusion of the AGM and will be posted on the Company's website and will also be posted on the website of NSDL at www.evoting.nsdl.com. The results shall also be intimated to the Stock Exchange where the securities of the Company are listed

6. Registrar and Share Transfer Agent and Investor Services Department

The Company's Registrar and Share Transfer ("RTA") is Adroit Corporate Services Private Limited. In addition to the RTA, our Company is happy to assist in case of any difficulties being experienced by the Members in their interaction with the RTA. For any communication, the Members may send an e-mail to the cfo@asl.net.in.

7. Registers

Electronic copies of all the documents referred to in the accompanying Notice of the AGM and the Explanatory Statement shall be made available for inspection. During the 41st AGM, Members may access the scanned copy of the Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act. The Register of Contracts and Arrangements in which Directors are interested maintained under Section 189 of the Act. Members desiring inspection of statutory registers and other relevant documents may send their request in writing to the Company at cfo@asl.net.in

8. Dividend

Pursuant to the Income-tax Act, 1961, dividend income is taxable in the hands of the Members and the Company is required to deduct tax at source from such dividend at the prescribed rates. A separate communication providing

detailed information and instructions with respect to tax on the Final Dividend for the financial year ended 31st March, 2024 is being sent to the Members. The said communication will also be made available on the Company's corporate website www.asl.net.in.

Unclaimed dividend and the shares in respect of which dividend entitlements remain unclaimed for seven consecutive years will be due for transfer to the Investor Education and Protection Fund of the Central Government, pursuant to Section 124 of the Act read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund Rules, 2016). Members are requested to claim the said dividend, details of which are available on the Company's corporate website at www.asl.net.in

9. Electronic voting

In compliance with provisions of Sections 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 ("Rules"), Regulation 44 of the SEBI LODR Regulations, and SS-2, the Company is providing remote e-voting facility to enable the Members to cast their votes electronically on the matters included in this Notice. For this purpose, the Company has engaged the services of NSDL to provide e-voting facility to enable the Members to cast their votes electronically. The facility of casting votes by a Member using remote e-voting system as well as e-voting at the AGM will be provided by NSDL.

Members are requested to follow the procedure stated in the "Instructions for E-voting Section" of this Notice for casting of votes electronically. The cut-off date for determining the Members eligible to vote on Resolutions proposed to be considered at the Meeting is 13th September 2024. The remote e-voting period will commence on September 17, 2024 at 9:00a.m. (IST) and end on September 19 2024 at 5:00 p.m. (IST). The remote e-voting will not be allowed beyond the aforesaid date and time. The remote e-voting module shall be disabled thereafter. However, Members shall be able to vote during the Annual General Meeting.

The Resolutions set out in this Notice shall be deemed to have been passed on the date of the AGM, if approved by the requisite majority. Only those Members whose names are appearing on the Register of Members/ List of Beneficial Owners as on the cut-off date i.e. 13th September, 2024, shall be entitled to cast their vote through remote e-voting or voting through VC/ OAVM at the AGM, as the case may be. A person who is not a Member on the cut-off date should treat this Notice for information purpose. Only Members who have cast their vote by remote e-voting prior to the AGM, may also attend and participate in the proceedings of the AGM through VC/OAVM but shall not be entitled to cast their votes again. The Members can opt for only one mode of voting remote e-voting or e-voting through VC/ OAVM at the AGM. In case of voting by both the modes, vote cast through remote e-voting will be considered as final and e-voting through VC/ OAVM at AGM will not be considered. Members must note that voting by show of hands will not be available at the Meeting in terms of the aforesaid provisions.

10. Proxy(ies)

Pursuant to the provisions of the Act, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA Circulars through VC/ OAVM facility, the requirement of physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for this AGM and hence the Proxy Form and Attendance Slip are not annexed to this Notice. However, the Body Corporates are entitled to appoint authorised representatives to attend the AGM through VC/ OAVM and participate there at and cast their votes through e-voting.

11. Corporate Representations

Corporate Shareholders (i.e. other than individuals, HUFs, NRIs, etc.)/ Institutional shareholders are required to send a scanned copy (PDF/ JPG Format) of their respective Board or governing body Resolution/ Authorization etc., authorizing their representative to attend the AGM through VC/OAVM on their behalf and to vote through remote e-voting. The said Resolution/ Authorization shall be sent to the Scrutinizer by e-mail on its registered e-mail address to office@csdakamat.com with a copy marked to cfo@asl.net.in. Institutional shareholders (i.e. other than individuals, HUFs, NRIs etc.) can also upload their Board Resolution/ Power of Attorney/ Authority Letter, etc. by clicking on "Upload Board Resolution/ Authority Letter" displayed under "e-Voting" tab in their login.

12. Voting Rights

Voting rights shall be reckoned in proportion to the paid-up equity shares registered in the name of the Member as on the cut-off date i.e. 13th September, 2024.

13. Joint Holders

In case of joint holders, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company as on the cutoff date will be entitled to vote at the AGM.

14. Route Map

As the AGM is being held through VC/ OAVM, without the physical presence of the Members in terms of MCA Circulars, the route map is not annexed to this Notice.

15. Shares related

a). Members may please note that as per the SEBI Circular dated March 16, 2023, SEBI has mandated the submission of PAN, KYC details and nomination by holders of physical securities by October 01, 2023, and linking PAN with Aadhaar by June 30, 2023. Member are requested to intimate changes, if any, pertaining to their name, postal address, e-mail address, telephone/ mobile numbers, Permanent Account Number (PAN), mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR Code, IFSC Code, etc.:

- i. For shares held in electronic form: to their Depository Participants (DPs)
- ii. For shares held in physical form: to the Company/ Registrar and Transfer Agents (RTA) in prescribed Form ISR-1 and other forms pursuant to SEBI Circular No. SEBI/ HO/MIRSD/MIRSD-PoD-1/P/ CIR/2023/37 dated March 16, 2023. In the absence of any of the required documents in a folio, on or after October 01, 2023, the folio shall be frozen by the RTA.

- b). Members may please note that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022, as amended, has mandated the listed companies to issue securities in dematerialized form only while processing 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.

Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form on the website of the Company's Registrar and Transfer Agents.

It may be noted that any service request can be processed only after the folio is KYC Compliant.

- C) SEBI vide its Notification dated January 24, 2022 has amended Regulation 40 of the SEBI LODR Regulations which has mandated that all requests for transfer of securities including transmission and transposition requests be processed only in dematerialized form. In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialisation, Members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA, for assistance in this regard.

- d) Members holding shares in physical form, in identical order of names, in more than one folio are requested to send to the Company or RTA, the details of such folios together with the share certificates along with the requisite KYC Documents for consolidating their holdings in one folio. Requests for consolidation of share certificates shall be processed in dematerialized form.

- e) As per the provisions of Section 72 of the Act and SEBI Circular, the facility for making nomination 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 SH-14 as the case may be. The said forms can be downloaded from the Company's website. Members are requested to submit the said details to their DP in case the shares are held by them in dematerialized form and to RTA in case the shares are held in physical form.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:-

The remote e-voting period begins on Tuesday 17th September 2024 and ends on Thursday 19th September 2024 the remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. 13th September 2024, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being 13th September 2024

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of "Two Steps" which are mentioned below:

Step 1: Access to NSDL e-Voting system

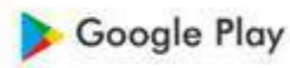
A) Login method for e-Voting for Individual shareholders holding securities in demat mode

In terms of SEBI circular dated December 9, 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 e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	<ol style="list-style-type: none"> Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added 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 i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select "Register Online for IDeAS Portal" or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ 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 wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period. Shareholders/Members can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for seamless voting experience.

NSDL Mobile App is available on



Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	<ol style="list-style-type: none"> 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 users to login Easi / Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then use your existing my easi username & password. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting 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. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. 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 i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period.

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. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911

B) Login Method for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

- Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> 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, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
- Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 130439 then user ID is 101456001***

5. Password details for shareholders other than Individual shareholders are given below:

- If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.

c) How to retrieve your 'initial password'?

- If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
- If your email ID is not registered, please follow steps mentioned below in process for those shareholders whose email ids are not registered

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:

- Click on "Forgot User Details/Password?" (If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsd.com.
- Physical User Reset Password? (If you are holding shares in physical mode) option available on www.evoting.nsd.com.
- If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.

d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.

- After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
- Now, you will have to click on "Login" button.
- After you click on the "Login" button, Home page of e-Voting will open.

Step 2: Cast your vote electronically on NSDL e-Voting system.

How to cast your vote electronically on NSDL e-Voting system?

- After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle.
- Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period.
- Now you are ready for e-Voting as the Voting page opens.
- Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
- Upon confirmation, the message "Vote cast successfully" will be displayed.
- You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
- Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

- Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to rhs@csdakamat.com with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.

- It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evoting.nsd.com to reset the password.
- In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsd.com or call on : 022 - 4886 7000 or send a request to Mr. Sanjeev Yadav at evoting@nsdl.com

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

- In case shares are held in physical mode please provide 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 email to evoting@nsdl.co.in and cfo@asl.net.in
- In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to evoting@nsdl.co.in and cfo@asl.net.in. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at step 1 (A) i.e. Login method for e-Voting for Individual shareholders holding securities in demat mode.
- Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.
- In terms of SEBI circular dated December 9, 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 required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE AGM ARE AS UNDER:-

- The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
- Only those Members/ shareholders, who will be 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 in the AGM.
- Members who have voted through Remote e-Voting will be eligible to attend the EGM/AGM. However, they will not be eligible to vote at the AGM.
- The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

- Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for Access to NSDL e-Voting system. After successful login, you can see link of "VC/OAVM" placed under "Join meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/ Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
- Members are encouraged to join the Meeting through Laptops for better experience.

3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. 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.
5. Shareholders who would like to express their views/have questions may send their questions in advance mentioning their name demat account number/folio number, email id, mobile number at cfo@asl.net.in . The same will be replied by the company suitably.
6. Members who would attend the AGM through VC/OAVM and who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered email address mentioning their name, demat account number/folio number, email id, mobile number at cfo@asl.net.in by 12th September, 2024 (5:00 p.m.). The members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.

For and on behalf of the Board of Directors
Arihant Superstructure Limited

Ashokkumar Chhajjer
Chairman & Managing Director
DIN: 01965094

Place: Navi Mumbai
Date: 9th August, 2024

Explanatory Statement to the Annual General Meeting Notice

(Under Section 102 of Companies Act, 2013)

Item No. 04:

On the recommendation of the Nomination and Remuneration Committee, the Board of Directors has appointed Dr. Vijay Satbir Singh (DIN: 06507508) as an Independent Director on its Board Meeting dated 15th May, 2024 for a further period of 1st (First) term 5 (Five) years till 14th May 2029.

The said appointment is in line with the Nomination & Remuneration Policy of the Company.

Dr. Vijay Satbir Singh possesses the requisite knowledge and vast experience in Private Limited Company and firms and hence considering his qualifications & expertise; it is recommended for the appointment of Dr. Vijay Satbir Singh (DIN: 06507508) as an Independent Director of the Company for a 1st (First) term of 5 (Five) years. The Nomination and Remuneration Committee and the Board of Directors is of the opinion that the appointment of Dr. Vijay Satbir Singh for a 1st term shall be beneficial to the interests of the company and its stakeholders.

The Board of Directors recommends resolution for the appointment of Dr. Vijay Satbir Singh (DIN: 06507508) as an Independent Director for a term of 5 (five) years as mentioned above for approval of the shareholders as an Ordinary Resolution.

None of the Directors, Key Managerial Personnel or their relatives are deemed to be interested in this Resolution, except Dr. Vijay Satbir Singh (DIN: 06507508).

The statement of additional information required to be disclosed as per Regulation 36(3) of SEBI Listing Regulations and Secretarial Standard 2 issued by ICSI is attached at the end of this Explanatory Statement and must be read as the part of this Notice.

Item No. 05:

Pursuant to the Provision of Section 23, 42, 62 and 71 and other applicable provisions of the Companies Act, 2013 and applicable Regulations of Securities and Exchange Board of India and subject to all other concerned authorities approvals, the Board of Directors had approved the matter of raising funds through issue of Securities up to the amount of Rs. 1200 Crores in the Board Meeting held on 15th May, 2024.

As per SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 and provision of the Section 62 of the Companies Act, 2013 read with rule 13 (2) (e) of Companies (Share Capital and Debentures) Rules, 2014 such an enabling resolution is valid for a period of 12 months from the date of passing of Resolution.

The Board is seeking an enabling resolution for raising capital by way of public or private placement including QIP to strengthen the capital base of the Company, implementation of Ongoing

Projects, acquisition of land parcels, working capital requirement, general corporate purposes' repayment of existing indebtedness of the Company, expansion of the existing business of the Company and investment in its subsidiaries.

The fund raising may be through a mix of equity/equity linked instruments, as may be deemed appropriate. Shareholders' approval is sought for the issue of Equity Shares or such other securities linked to or convertible into Equity Shares or depository receipts of the Company. Shareholders' approval is sought for issuing any such instrument as the Board may deem appropriate to parties who may or may not be an existing shareholder of the Company. Whilst no specific instrument has been identified at this stage, in the event the Company issues any equity linked instrument, the issue will be structured in a manner such that the additional equity share capital/securities that may be issued pursuant to the above resolution would not be more than Rs. 1200 Crores (Rupees One Thousand Two Hundred Crores Only) including premium. The equity shares, if any, allotted on issue/conversion of Securities shall rank in all respects pari-passu with the existing Equity Shares of the Company.

The Company may issue securities by way of a QIP in terms of Chapter VIII of the SEBI Regulations. The resolution proposed is an enabling resolution and the exact price, proportion and timing of the issue of the securities will be decided by the Board or a Committee constituted by the Board for this purpose, based on an analysis of the specific requirements after consulting all concerned. Therefore, the proposal seeks to confer upon the Board/the committee of the Board the absolute discretion to determine the terms of issue in consultation with the Lead Manager to the issue.

As per Chapter VIII of the SEBI Regulations, an issue of securities on QIP basis shall be made at a price not less than the average of the weekly high and low of the closing prices of the related shares quoted on the stock exchanges during the two weeks preceding the 'relevant date'. The Board/ the Committee of the Board may, at its absolute discretion, issue securities at a discount of not more than five percent or such other discount as may be permitted under applicable regulations to the 'floor price' as determined in terms of the SEBI Regulations subject to provisions of Section 53 of the Companies Act, 2013.

As the pricing of the offer cannot be decided except at a later stage, it is not possible to state the price of securities to be issued. However, the same would be in accordance with the provisions of the SEBI Regulations, the Companies Act, 2013, or any other guidelines/regulations/consents as may be applicable or required.

In case of issue of convertible bonds and/or equity shares through depository receipts, the price will be determined on the basis of the current market price and other relevant guidelines.

The "relevant date" for the above purpose, shall be:

- In case of allotment of equity shares, the date of meeting in which the Board/Committee decides to open the proposed issue;
- In case of allotment of eligible convertible securities, either the date of the meeting in which the Board/Committee decides to open the issue of such convertible securities or the date on which the holders of such convertible securities become entitled to apply for the equity shares, as may be determined by the Board.

The Stock Exchanges for this purpose are the BSE Limited and National Stock Exchange of India Limited.

In case of QIP issuance the proposed special resolution shall be valid for a period of 12 months from the date of shareholders' approval, before which the Company is required to complete the allotments under the authority of said resolution.

The Board recommends the resolution for approval of the shareholders as a Special Resolution.

None of the Directors and Key Managerial Personnel(s) of the Company or their relatives are directly or indirectly concerned or interested in this Resolution.

Item No. 06:

Pursuant to Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), all Related Party Transactions shall require prior approval of the Audit Committee of the Company. Pursuant to the SEBI (Listing Obligations and Disclosure Requirements) (Sixth Amendment) Regulations, 2021, effective April 01, 2022, all 'Material Related Party Transaction' and subsequent material modifications as defined by the Audit Committee in this regard, with an aggregate value exceeding INR 1,000 crore or 10% of annual consolidated turnover of the Company as per the last audited financial statements of the Company, whichever is lower, shall require prior approval of the Members of the Company. The said limits are applicable, even if the transactions are in the ordinary course of business of the concerned company and at an arm's length basis.

The definition of 'Related Party Transactions' under Regulation 2(1)(zc) of the SEBI LODR Regulations also includes those between the subsidiary of a listed entity on the one hand and related party on the other hand.

Sr. No.	Nature of Transaction	Pricing Mechanism	Justifications for Arm's length Price	Maximum Amount of Transactions on Group level (in Rs. Crores)	Related Party and relationship
1.	Sale, purchase or supply of goods or materials	Market price at arm's length	Same rates as applicable to unrelated parties	50	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013
2.	Selling or otherwise disposing of. Or buying of property	Market price at arm's length	Same rates as applicable to unrelated parties	500	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013
3.	Leasing of property	Market price at arm's length	Same rates as applicable to unrelated parties	50	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013
4.	Availing or rendering of any services	Market price at arm's length	Same rates as applicable to unrelated parties	50	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013
5.	Giving loan, Guarantee and Securities	Market price at arm's length	Same rates as applicable to unrelated parties	1000	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013
6.	Loans and advances given by Directors of the company	Market price at arm's length	Same rates as applicable to unrelated parties	500	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013
7.	Personal Guarantee given by directors of the company	Market price at arm's length	Same rates as applicable to unrelated parties	2000	As defined and covered under section 184, 185, 186, 188 and other applicable provisions, if any, of the Companies Act, 2013

Table A

Details of Related Party

Sr. No.	Name of Related Party	Relationship
1.	Arihant Aashiyana Private Limited	Subsidiary Company
2.	Arihant Abode Limited	Subsidiary Company
3.	Arihant Vatika Realty Private Limited	Subsidiary Company
4.	Arihant Gruhnirman Private Limited	Subsidiary Company
5.	Amoghvarsh Houses Pvt. Ltd. (earlier known as Arihant Technoinfra Pvt Ltd)	Group Company (Entity in which Directors have significant influences)
6.	Adinath Realty Private Limited	Group Company (Entity in which Directors have significant influences)
7.	Arihant Paradise Realty Private Limited	Group Company (Entity in which Directors have significant influences)

*Relatives means:

- As per section 2(77) of Companies Act, 2013 "relative" with reference to any person, means anyone who is related to another, if-
 - They are members of HUF;
 - They are husband and wife; or
 - One person is related to the other in such manner as may be prescribed.

- As per Companies (Specification of definitions details) Rules, 2014

A person shall be deemed to be relative of another, if he or she is related to another in the following manner, namely:-

- Father (includes step-father)
- Mother (includes step-mother)
- Son (includes step-son)
- Son's Wife
- Daughter
- Daughter's Husband
- Brother (includes the step-brother)
- Sister (includes the step-sister)

Members may note that based on the criteria mentioned in the SEBI (Listing Obligation and Disclosure Requirement), Regulations 2015, the above mentioned proposed transactions may exceed the threshold limit of Rupees 1000 Crores or 10% of Annual Consolidated Turnover on the basis of their last Audited Financial Statements, whichever is lower, wherein, they would be deemed to be "Material Related Party Transactions" and hence will require approval of the Shareholders by means of Special Resolution.

In reference to all above proposed Transactions, the Members may further note that this approval is in general terms of compliance of Regulation 23(4) of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015.

The Audit Committee has approved the above proposed Related Party Transactions and has noted that these transactions are in the ordinary course of Business and are at arm's length basis. The list of related party transactions undertaken by the Company in the previous financial year form a part of the Annual Report for the reference of the members.

Hence, the proposed transactions to be entered are placed before the Shareholders for their approval.

Except Mr. Ashokkumar Chhajjer, Mr. Parth Chhajjer and their relatives, none of the other Directors, Key Managerial Personnel and their relatives are, in any way, concerned or interested in this Resolution.

The Board of Director recommends the resolution for approval of members as Ordinary Resolution

This information forms a part of the Notice and Explanatory Statement for the 41st Annual General Meeting:

Disclosure under Regulation 36 (3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standards - 2 issued by ICSI:

Name of the Director	Mr. Nimish Shah (DIN: 03036904)	Dr. Vijay Satbir Singh (DIN: 06507508)
Date of Birth	11/04/1974	10/07/1957
Date of Appointment/ Reappointment	13/04/2010	15 th July 2024
Qualifications	Mr. Nimish Shah is a B. E. (Civil) from University of Bombay	Dr. Vijay Satbir Singh is a Former Additional Chief Secretary Maharashtra, Co-Founder MahaRERA
Committee Positions in ASL	-	1. Audit Committee 2. Nomination Remuneration Committee 3. Stakeholders Relationship Committee
Committee Positions in other Public Limited Companies	-	-
Relation between Directors	-	NIL
Number of Shares held in Arihant Superstructures Ltd	0	NIL

Directors Report

Dear Members,

The Board of Directors are pleased to present the Annual Report of your Company M/s Arihant Superstructures Limited (the "Company" or "ASL") along with the Audited (Standalone and Consolidated) Financial Statements for the Financial Year ended 31st March, 2024.

FINANCIAL PERFORMANCE

The financial performance of the Company for the Financial Year ending on 31st March, 2024 is summarized as below:

(INR. in Lacs)

Particulars	Stand-Alone		Consolidated	
	FY 2023-24	FY 2022-23	FY 2023-24	FY 2022-23
Sales and Other Income	11,861.16	8119.65	51128.61	39,172.72
Profit before Interest, Depreciation & Tax	2620.66	2582.18	11437.5	7982.95
Interest	140.34	701.39	2598.46	2530.61
Depreciation	38.78	39.10	218.77	195.37
Profit/ (Loss) before Tax	2441.54	1841.55	8620.27	5223.18
Provision for Tax	149.17	(4.93)	1697.81	955.74
Profit/ (Loss) after Tax	2292.37	1846.48	6922.46	4267.44
Profit/(Loss) for the Year	2292.37	1846.48	6922.46	4267.44
Share of Minority	-	-	-	-
Profit carried to the Balance Sheet (incl. OCI)	2299.65	1849.24	4827.75	3136.17
Earnings Per Share (EPS) in Rs.				

The Board has proposed a transfer of INR 22.9965 Crores from the surplus to the General Reserves of the Company as at 31st March 2024.

The Financial Statements have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and the provisions of the Companies Act, 2013.

The Financial Statements have been prepared on accrual and going concern basis under historical cost convention except for certain Financial Assets and Liabilities which have been measured at fair value (refer accounting policy regarding financial instruments). If no such transactions can be identified, an appropriate valuation model is used. Impairment losses of continuing operations, including impairment on inventories, are recognized.

The Financial Statements are presented in Indian Rupees ("INR") and all amounts are rounded to the nearest Lacs, except as stated otherwise. Previous year's figures may have been regrouped/reclassified as and when it is necessary.

CONSOLIDATED FINANCIAL STATEMENTS

In accordance with the provisions of the Companies Act, 2013, Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "Listing Regulations") and applicable Accounting Standards, the Audited Consolidated Financial Statements of the Company for the financial year 2023-24, together with the Auditors' Report form part of this Annual Report

COMPANY PERFORMANCE OVERVIEW

During the year under review, the revenue from operations of the company, on a consolidated basis increased from INR 39,172.72 Lacs in FY 2022-23 to INR 51,128.61 Lacs in FY 2023-24. The revenue from operations on a stand-alone basis, increased from INR. 8,119.65 Lacs in FY 2022-23 to INR. 11,861.16 Lacs in FY 2023-24.

The profit after tax on a consolidated basis was INR 6,922.46 Lacs in FY 2023-24 as against the profit after tax of INR 4,267.44 Lacs for FY 2022-23. The profit after tax for the FY 2023-24 on a stand-alone basis was INR 2,292.37 Lacs as against the profit after tax of INR 1,846.48 Lacs for FY 2022-23. The increase in the revenue and profit both on a stand-alone and consolidated basis was driven by continued focus across bringing better quality construction with consumer centric approach, delivering best in class quality consistently and enhancing customer's trust.

PROJECTS AND OPERATIONS OF THE COMPANY

The current projects and operations of the company are as follows:

Project: Arihant Aarohi: Residential project located at Kalyan Shil Road, Navi Mumbai, spans over 2.5 acres of land comprises of 2 & 3 BHK

Project: Arihant Aaradhya: Residential project situate at Kalyan Annexe (Bhiwandi) comprises of 11 Towers of G +14 floors.

Project: Arihant Aayan: Located at Titwala, the project comprises of 3 towers providing modern lifestyle at affordable prices.

The following projects are currently being undertaken by the subsidiary companies:

Project: Arihant Advika: A redevelopment residential project at Vashi, Navi Mumbai with two towers of twenty six floors each for sale and two towers for rehabilitation. Project is housed under Arihant Aashiyana Private Limited

Project: Arihant Aspire: Residential project located at Panvel, Navi Mumbai comprises of nine buildings having five building currently under construction having forty three floors. Project is housed under subsidiary Arihant Abode Limited

Project: Arihant Aloki: Residential project located at Karjat spanning six acres of land in affordable category. Project is housed under under Arihant Aashiyana Private Limited

Project: Arihant Clan Aalishan: Project: Arihant Aalishan: Residential project at Kharghar, Annex, is one of the tallest project with 53 floors comprising of three towers. Project is housed under subsidiary Arihant Vatika Realty Private Limited

Project: Arihant 5 Anaika: Residential project providing modern living at affordable prices near to Taloja Metro Station. Project is housed under subsidiary Arihant Vatika Realty Private Limited

Project Anmol Ph 3: Residential project located at Badlapur (E) spans over seven acres of Land well equipped with all amenities. Project is housed under subsidiary Arihant Vatika Realty Private Limited

Project Amisha Ph 2: Residential project located at Taloja, Panvel spans over 7 acres of land area. Project is housed under Arihant Aashiyana Private Limited.

DIVIDEND

The Board of Directors are pleased to recommend for approval of the shareholders a final dividend of Rs 1.20 (12%) per equity

share of Rs. 10/- each for the financial year ended 2023-24. The dividend, if approved by the shareholders, would entail a payout of approximately Rs.125 lacs. The dividend would be paid to all the equity shareholders, whose name would appear in the Register of Members/ list of beneficial owners on the record date fixed for this purpose i.e.14.09.2024. The Promoter & Promoter Group have voluntarily waived their right to receive the final dividend as intimated by them to the Company.

SHARE CAPITAL

The authorized share capital of the company as at 31st March 2024 is INR 1,15,00,00,000 (Rupees one hundred and fifteen crores only) consisting of 10,00,00,000 (ten crores) equity shares of INR 10/- each and 1,50,00,000 (one crore fifty lakhs only) preference shares of INR 10/- each. The paid-up share capital of the company continues to be INR 41,15,99,910 (Rupees forty-one crores fifteen lakhs ninety-nine thousand nine hundred and ten only) consisting of 4,11,59,991 (four crores eleven lakhs fifty nine thousand nine hundred and ninety one only) equity shares of INR 10/- each, fully paid-up.

The company has during the financial year issued 20,90,000 (twenty lakhs ninety thousand only) partly paid-up equity share warrants on a preferential basis at an issue price of INR. 180/- per warrant. The warrants are fully convertible on a 1:1 basis into equity shares subject to receipt of full payment within 18 months from the date of allotment. The equity share warrants were issued to non-promoters.

The company provides for dematerialization of its equity shares through its Registrar & Transfer Agent. The details of the same are stated in the Corporate Governance Report, which forms a part of the Board report.

SUBSIDIARY COMPANIES AND THEIR PERFORMANCE

The Company has (5) (Five) unlisted subsidiaries, the details of which are stated below:

Name of the Material Subsidiaries	Name of Non-Material Subsidiaries
Arihant Abode Limited	Arihant Gruhnirman Private Limited
Arihant Vatika Realty Private Limited	Dwellcons Private Limited
	Arihant Aashiyana Private Limited

The subsidiary companies are also engaged in the real estate sector. The projects undertaken by the subsidiaries are already stated under the 'Projects and Operations' segment of this Board Report for the information of the shareholders.

A statement containing the salient features of financial statements of subsidiaries of the Company in the prescribed Form AOC – 1 forms a part of Consolidated Financial Statements in compliance with Section 129 (3) and other applicable provisions, if any, of the Act read with Rules as set out in attached Annexure- I to this report.

The company has not undertaken any disinvestment in any material subsidiary during the period of this report. Atleast one independent director of the company has been appointed as an independent director on the board of directors of the material subsidiaries in accordance with the SEBI (LODR) Regulations, 2015.

In accordance with Section 136 of the Act read with the provisions of Regulation 24A of the SEBI (LODR) Regulations, 2015, the audited financial statements, including the consolidated financial statements and secretarial audit reports and related information of the subsidiary companies including the material subsidiary companies is available on the website of the company. The necessary disclosures in respect of the material subsidiaries are displayed under the Corporate Governance website of the company.

BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

The Board of Directors comprise of eminent and experienced professionals in the Industry. The current composition of the Board of Directors are as follows:

Sr. No.	Name of the Directors	DIN	Designation
1.	Ashokkumar Bhanwarlal Chhajjer	01965094	Chairman & Managing Director
2.	Parth Ashokkumar Chhajjer	06646333	Executive Director
3.	Nimish Shashikant Shah	03036904	Whole Time Director
4.	Pramod Vyankatesh Deshpande	10204931	Independent Director
5.	Namrata Ashit Thakker	08478260	Independent Director
6.	Dr. Vijay Satbir Singh	06507508	Additional Independent Director

Changes in the composition of the Board of Directors:

During the period of this report, the following changes have occurred in the Board of Directors of the company:

- ❑ Change in Designation of Mr. Pramod Vyankatesh Deshpande (DIN: 10204931) from Additional Independent Director to Independent Director of the Company for a term of 5 (five) years by the Shareholders approval of the Company at the Annual General Meeting of the Company held on 23rd September 2023.
- ❑ Change in Designation of Mr. Namrata Ashit Thakker (DIN: 08478260) from Additional Independent Director to Independent Director of the Company for a term of 5 (five) years by the Shareholders approval of the Company with effect from 1st September, 2023 at the Annual General Meeting of the Company held 23rd September 2023.
- ❑ Dr. Vijay Satbir Singh (DIN: 06507508) has been appointed as an Additional Independent Director for a first (1st) term of the 5 (five) years with effect from 15th May, 2024 The Board of Directors have recommended the appointment of Dr Vijay Satbir Singh as an Independent Director for a period of 5 (five) years at the forthcoming Annual General Meeting.
- ❑ Mr. Raj Narain Bhardwaj (DIN: 01571764) has resigned as an Independent Director of the Company with effect from 5th July, 2024 pursuant to provisions of Section 168 of the Companies Act, 2013.
- ❑ Mrs. Chandra Iyengar (DIN: 02821294) has resigned as an Independent Director of the Company with effect from 29th July, 2024 pursuant to provisions of Section 168 of the Companies Act, 2013.

The Board places on record its appreciation for the guidance, support and co-operation provided by Mr. Bhardwaj and Mrs. Iyengar during their tenure with the company.

Mr. Nimish Shah (DIN: 03036904), is liable to retire by rotation at the forthcoming Annual General Meeting and being willing

and eligible may be re-appointed as a Whole-time Director liable to retire by rotation.

The Board of Directors recommend the appointment/ re-appointment of Dr. Vijay Satbir Singh and Mr. Nimish Shah, respectively at the forthcoming Annual General Meeting.

Declaration of Independent Directors

The Company has received the following declarations from all the Independent Directors confirming that:

- ❑ They meet the criteria of independence as prescribed under the provisions of the Act, read with the Schedules and Rules issued thereunder, as well as of Regulation 16 of the Listing Regulations.
- ❑ In terms of Rule 6(3) of the Companies (Appointment and Qualification of Directors) Rules, 2014, they have registered themselves with the Independent Director's database maintained by the Indian Institute of Corporate Affairs, Manesar.
- ❑ In terms of Regulation 25(8) of the Listing Regulations, they are not aware of any circumstance or situation, which exist or may be reasonably anticipated, that could impair or impact their ability to discharge their duties.
- ❑ In terms of Regulation 25(9) of the Listing Regulations, the Board of Directors has ensured the veracity of the disclosures made under Regulation 25(8) of the Listing Regulations by the Independent Directors of the Company.

Certificate on Disqualification of Directors

In terms of the provisions of Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has obtained a Certificate from a Practicing Company Secretary in respect of the non-disqualification of the Directors. This certificate forms a part of this report.

Key Managerial Personnel

The Key Managerial Personnel of the Company, as on the date of this Report are as follows:

Name	Designation	Date of Appointment
Mr. Ashokkumar Bhanwarlal Chhajjer	Chairman & Managing Director	1 st April 2011
Mr. Dhiraj Jopat	Chief Financial Officer	22 nd May, 2023
*CS Tasneem Marfatia	Company Secretary & Compliance Officer	24 th February, 2024

*CS Darshni Lakhani has resigned from the post of the Company Secretary and Compliance Officer w.e.f. 7th August, 2023 and the Board has appointed CS Tasneem Marfatia as the Company Secretary and Compliance Officer of the Company w.e.f from 24th February, 2024. Further, CS Taneem Marfatia has resigned from the said position w.e.f. 10th July, 2024.

DIRECTORS' RESPONSIBILITY STATEMENT

In terms of Section 134 (5) of the Companies Act, 2013, the Directors would like to state that:

1. In the preparation of the Annual Accounts, the applicable Accounting Standards had been followed and that no material departures have been made from the same.
2. Such Accounting Policies have been selected and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2024 and of the profit of the Company for that period;
3. Proper and sufficient care for the maintenance of adequate Accounting Records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities
4. The Annual Accounts of the Company have been prepared on a going concern basis.
5. Internal Financial Controls have been laid down to be by the Company and that such internal Financial Controls are adequate and were operating effectively.
6. Proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

MEETINGS OF BOARD OF DIRECTORS

The Board of Directors, during Financial Year 2023-24 met 6 (Six) times i.e. 22nd May, 2023, 11th August, 2023, 7th November, 2023, 12th February, 2024, 24th February, 2024 and 23rd March, 2024. The Board of Directors meets at regular intervals to discuss the business and compliance matters of the Company. The details of the Meetings of the Board of Directors and the Committees of the Board of Directors and their respective constitution along with the attendance of the Directors for the meetings are stated in the Corporate Governance Report attached which forms a part of this Board's Report.

The Board has constituted the following Mandatory and Non-mandatory Committees of the Board of Directors:

Mandatory Committees	Non-Mandatory Committee
Audit Committee	Executive Committee
Nomination & Remuneration Committee	Disinvestment Committee
Stakeholders' Relationship Committee	Fund Raising Committee
Corporate Social Responsibility Committee	Insider Trading Compliance Committee
	Risk Management Committee

The Company Secretary of the Company is the Secretary to each of these Committees.

During the year under review, all the recommendations made by the Audit Committee were approved by the Board of Directors.

Separate Meeting of Independent Directors is conducted during every year, in terms of the requirements of Schedule IV to the Companies Act, 2013 and Regulation 25 (3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Further, the Board of Directors have adopted various policies on the functioning and running of the Board of Directors as mandated by the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and which are also available on the website of the Company at www.asl.net.in.

VIGIL MECHANISM

The Company has a robust vigil mechanism through its Whistle Blower Policy approved and adopted by Board of Directors of the Company in compliance with the provisions of Section 177 (10) of the Act and Regulation 22 of the Listing Regulations.

The Policy also provides protection to the directors, employees and business associates who report unethical practices and irregularities. Any incidents that are reported are investigated and suitable action is taken in line with the Whistle Blower Policy. The Whistle Blower Policy of the Company can be accessed at website of the Company at www.asl.net.in.

NOMINATION AND REMUNERATION POLICY

The salient features of the Nomination and Remuneration Policy of the Company are set out in the Corporate Governance Report which forms part of this Annual Report. The said Policy of the Company, inter alia, provides that the Nomination and Remuneration Committee shall formulate the criteria for appointment & re-appointment of Directors on the Board of the Company and persons holding Senior Management positions in the Company, including their remuneration, evaluation and other matters as provided under Section 178 of the Act and Listing Regulations. The copy of the Policy can be found under the Investors section on <http://www.asl.net.in>.

RELATED PARTY TRANSACTIONS

All contracts/arrangements/transactions entered into by the Company during the year under review with Related Parties were in ordinary course of business and on arm's length basis in terms of provisions of the Act. The Company's Policy on dealing with and Materiality of Related Party Transactions is available on the website of the Company at www.asl.net.in

All transactions with related parties were reviewed and approved by the Audit Committee and are in accordance with the Policy on dealing with and materiality of Related Party Transactions and the Related Party Framework, formulated and adopted by the Company. During the year under review, the Related Policy Framework was suitably amended to give effect to the changes in the relevant provisions of law.

There are no materially significant related party transactions that may have potential conflict with interest of the Company at large. The details of the related party transactions as per Indian Accounting Standards (IND AS) - 24 are set out in Notes to the Standalone Financial Statements of the Company. The company also obtains suitable approval of the members for the materially significant related party transactions, in line with Regulation 24 of the Listing Regulations.

The approval of the materially significant related party transactions for Financial Year 2023-24 is sought at the forthcoming Annual General Meeting of the Company. The same is recommended by the Audit Committee and the Board of Directors.

The Company in terms of Regulation 23 of the Listing Regulations submits along with the publication of its quarterly and annual standalone and consolidated financial results disclosures of related party transactions on a consolidated basis, in the format specified in the relevant accounting standards to the stock exchanges.

The said disclosures can be accessed on the website of the Company at www.asl.net.in. Form AOC - 2 pursuant to Section 134 (3) (h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules, 2014 is set out in the Annexure - II to this report.

REMUNERATION OF DIRECTORS, KEY MANAGERIAL PERSONNEL, SENIOR MANAGEMENT AND EMPLOYEES

The remuneration paid to the Directors and Key Managerial Personnel is in accordance with the Nomination and Remuneration Policy formulated in accordance with Section 178 of the Act and

Regulation 19 of the Listing Regulations and within the Statutory limits under the Companies Act, 2013.

The information required under Section 197 of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of Directors/ employees of the Company is set out in Annexure - III to this Report. Details of employee remuneration as required under Section 197(12) of the Companies Act and Rule 5(1) of the Remuneration Rules form part of this Annual report. As per the second proviso to Section 136(1) of the Companies Act, the Directors' Report and Financial Statements are being sent to the Members of the Company excluding the statement of particulars of employees under Rule 5(2) and (3) of the Remuneration Rules. If any Member is interested in obtaining a copy thereof, the Member may write to the Company Secretary, whereupon a copy would be sent to such Member.

PERFORMANCE EVALUATION

The Nomination and Remuneration Policy of the Company empowers the Nomination and Remuneration Committee to formulate a process for effective evaluation of the performance of Individual Directors, Committees of the Board and the Board as a whole.

The Board formally assesses its own performance based on parameters which, inter alia, include performance of the Board on deciding long term strategy, rating the composition and mix of Board members, discharging of governance and fiduciary duties, handling critical and dissenting suggestions, etc.

The parameters for the performance evaluation of the Directors include contribution made at the Board meeting, attendance, instances of sharing best and next practices, domain knowledge, vision, strategy, engagement with senior management, etc.

The Chairperson(s) of the respective Committees based on feedback received from the Committee members on the outcome of performance evaluation exercise of the Committee, shares a report to the Board.

The Independent Directors at their separate meeting review the performance of: non-independent directors and the Board as a whole, Chairperson of the Company after taking into account the views of Executive Director and non-executive directors, the quality, quantity and timeliness of flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

Based on the outcome of the performance evaluation exercise, areas have been identified for the Board to engage itself with and the same would be acted upon. The details of the evaluation process are set out in the Corporate Governance Report which forms a part of this Annual Report.

FAMILIARIZATION PROGRAMME FOR INDEPENDENT DIRECTORS

All new independent directors inducted into the Board are familiarized with the operations and functioning of the Company. Presentations are also made at the Board and committee meetings which facilitate them to clearly understand the business of the

Company and the environment in which the Company operates. Operational updates are provided for them to have a good understanding of Company's operations, businesses and the industry as a whole. They are periodically updated on material changes in regulatory framework and its impact on the Company. The Company's Policy of conducting familiarisation program has been disclosed at the website of the Company under the Corporate Governance section on www.asl.net.in.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

The Company has constituted the Corporate Social Responsibility (CSR) Committee of the Board in accordance with the provisions of Section 135 of the Companies Act, 2013, read with the Companies (Corporate Social Responsibilities) Rules, 2014, as amended. During the year, the said policy has been reviewed by the Board of Directors of the Company.

The CSR policy of the company is displayed on the website of the company on www.asl.net.in. The company is committed to undertaking its CSR responsibility and initiatives in letter and spirit and will undertake to spend towards effective causes in line with the CSR policy of the company.

The Company's CSR Policy statement and annual report on the CSR activities undertaken during the financial year ended 31st March 2024, in accordance with Section 135 of the Act and Companies (Corporate Social Responsibility Policy) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof for the time being in force) is set out in **Annexure – IV** to this report.

ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3)(a) of Companies Act, 2013, the Annual return as on March 31, 2024 is available on the website of the company on www.asl.net.in

AUDITORS AND AUDITORS' REPORT

Statutory Auditors and their Report

The company has appointed M/s Umed Jain & Co., Chartered Accountants (Firm Regn No 119250W) as the Statutory Auditors at the 40th Annual General Meeting of the Company held on 23rd September, 2023 for the term of 5 years till the conclusion of the AGM to be held in 2028. The Board has received a consent and letter from the Statutory Auditors, stating their eligibility to conduct the Statutory Audit for the Financial Year 2023-24. The details of the remuneration paid to the Statutory Auditors in Financial Year 2023-24 are provided in the Financial Statements.

The comments and disclaimers mentioned in the statutory auditors' report being self-explanatory, do not require any reply from the Board of Directors of the Company.

Secretarial Auditors and their Report

The Company has appointed M/s D A Kamat & Co, Company Secretaries as the Secretarial Auditors of the Company for FY 2023-24 under the provisions of Section 204 of the Companies Act, 2013. The Secretarial Auditors Report for Financial Year 2023-24 is attached as **Annexure – V** to this Report.

The observations made by the Secretarial Auditors of the Company and management reply thereto is mentioned hereunder:

Sr. No.	Observations	Management Reply
1.	Transfer of Equity Shares to IEPF for Financial Year 2011-12 onwards: The company has, till the date of this Report, not transferred the outstanding equity shares on which dividend was declared for the FY 2011-12, 2012-13, 2013-14 onwards and remained outstanding for a period of over 7 years and were due for transfer in FY 2018-19 to FY 2022-23.	The delay in transferring equity shares and related dividends to the Investor Education and Protection Fund (IEPF) has been due to administrative challenges with the Bank. We acknowledge this oversight and are actively taking steps to resolve these issues and ensure compliance as soon as possible. We are working closely with our banking partners to facilitate the necessary transfers promptly
2.	Certain e-Forms filed with the Registrar of Companies are filed after the due date, with additional fees. Further eform for Appointment of KMP are pending as on the date.	We recognize the delays in the filing of e-Forms and the associated additional fees. To address this issue, the Company has implemented a new system for monitoring and ensuring timely filing of all required forms in the current financial year. We are also prioritizing the completion of the pending e-form for the Appointment of Key Managerial Personnel (KMP) and expect to resolve this promptly.
3.	The Company is maintaining a functional website. However, the website of the Company is not updated.	We are aware that the Company's website has not been updated recently. The process of updating the website is underway, and we are working to ensure that all relevant information is current and accessible to stakeholders. We aim to complete these updates as soon as possible.

Sr. No.	Observations	Management Reply
4.	CS Darshani Lakhani has resigned w.e.f. 7 th August, 2023 and Ms. Tasneem Marfatia was appointed as CS w.e.f. 24 th February, 2024 i.e. beyond the prescribed time limit under regulation 6(1A) of SEBI (LODR) Regulation, 2015.	The Company faced challenges in identifying a suitable successor for the position of Company Secretary and Compliance Officer in a timely manner. We were diligent in our search to ensure we appointed a qualified individual.
5.	The Company has not Renewed/maintained the Structural Digital Database which has to be maintained as per Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015.	We acknowledge the lapse in maintaining the Structural Digital Database as per the SEBI regulations. The Company is in the process of renewing and updating the digital database to ensure compliance with the relevant regulations. We are prioritizing this task and expect to be fully compliant shortly

Cost Auditors

The Company is not required to appoint any Cost Auditors or maintain cost records for the Company during the year under review.

Internal Auditors

The Board had appointed M/s Anjani Goyal & Co. Chartered Accountants as the Internal Auditors for FY 2023-24. The Board has appointed M/s Anjani Goyal & Co, Chartered Accountants as the Internal Auditors for Financial Year 2023-24. The remarks of the Internal Auditors Report are placed before the Audit Committee and Board of Directors for their review and process improvement.

INTERNAL FINANCIAL CONTROLS

The Management continuously reviews the Internal Control Systems and procedures for the efficient conduct of the Company's business. The Company adheres to the prescribed guidelines with respect to the transactions, Financial Reporting and ensures that all its assets are safeguarded and protected against losses. The Internal Auditor of the Company conducts the Audit on regular basis and the Audit Committee actively reviews Internal Audit Reports and effectiveness of Internal Control Systems.

Internal Control Systems are implemented to safeguard the Company's assets from loss or damage, to keep constant check on the cost structure, to prevent revenue leakages, to provide adequate Financial and Accounting Controls and implement Accounting Standards.

RISK MANAGEMENT POLICY

The Board of has constituted a Risk Management Committee consisting of the heads of finance, administration and operations of the company. The Risk Management Committee of the Company has been entrusted by the Board with the responsibility of reviewing the risk management process in the Company and ensuring that the risks are brought within acceptable limits.

Mitigation plans to significant risks are well integrated with functional and business plans and are reviewed on a regular basis by the senior leadership. The Company endeavours to continually sharpen its Risk Management systems and processes in line with a rapidly changing business environment. The Company, through its risk management process, aims to contain the risks within its risk appetite.

There are no risks which in the opinion of the Board threaten the existence of the Company. However, some of the risks which may pose challenges are set out in the Management Discussion and Analysis which forms part of this Annual Report.

The Board of Directors of the Company, on the recommendation of the Risk Management Committee has developed risk management policy for the Company to articulate the Company's approach to address the uncertainties in its endeavour to achieve its stated and implicit objectives and the same is available at the website of the Company at www.asl.net.in.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The information required to be furnished pursuant to Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of Companies (Accounts) Rules, 2014 is enclosed as Annexure-VI and forms part of this Report.

CORPORATE GOVERNANCE REPORT

In compliance with Regulation 34 of the Listing Regulations, a separate report on Corporate Governance along with a certificate from the Auditors on its compliance is attached to this Report. The same is attached to this Report as Annexure – VII.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Management Discussion and Analysis as stipulated under the Listing Regulations is presented in a separate section forming part of this Annual Report.

POLICY ON PREVENTION OF SEXUAL HARASSMENT AT WORKPLACE

As per the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (hereinafter referred to as "Prevention of Sexual Harassment Act"), the Company has formulated a Policy on Prevention of Sexual Harassment at Workplace for prevention, prohibition and redressal of sexual harassment at workplace and an Internal Complaints Committees has also been set up to redress any such complaints received.

The Company is committed to providing a safe and conducive work environment to all of its employees and associates. The Company periodically conducts sessions for employees across

the organization to build awareness about the Policy and the provisions of Prevention of Sexual Harassment Act.

No complaints of sexual harassment were received during the financial year 2023-24 by the Company.

INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

In accordance with the applicable provisions of Companies Act, 2013 (hereinafter referred to as "the Act") read with Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 (hereinafter referred to as the "IEPF Rules"), all unclaimed dividends are required to be transferred by the Company to the IEPF, after completion of seven (7) years. Further, according to IEPF Rules, the shares on which dividend has not been claimed by the shareholders for seven (7) consecutive years or more shall be transferred to the demat account of the IEPF Authority. The details relating to amount of dividend transferred to the IEPF during the FY 2023-24 and corresponding shares on which dividends were unclaimed for seven (7) consecutive years, are provided in the General Shareholders Information section of Corporate Governance report forming part of this Annual Report.

The Company is under process of transfer the unpaid dividend amount and underlying shares to IEPF Account.

CODE OF CONDUCT AND INSIDER TRADING REGULATIONS

The Board of Directors has approved a Code of Conduct which is applicable to the Members of the Board and all Employees in the course of day to day business operations of the Company.

The Code lays down the standard procedure of business conduct which is expected to be followed by the Directors and the designated Employees in their business dealings and in particular on matters relating to integrity in the work place, in business practices and in dealing with Stakeholders.

The Company has adopted a Code of Conduct for Prevention of Insider Trading with a view to regulate trading in securities by the Directors and designated Employees of the Company. The Code requires pre-clearance for dealing in the Company's Shares and prohibits the purchase or sale of Company Shares by the Directors and the designated Employees while in possession of Unpublished Price Sensitive Information in relation to the Company and during the period when the trading window is closed. The Board is responsible for implementation of the Code.

All Directors and the designated Employees have confirmed compliance with the Code, except for the instances as reported to the Stock Exchanges in this regard.

- ❑ None of the Auditors of the Company have reported any fraud as specified under the second proviso of Section 143 (12) of the Companies Act, 2013. There are no frauds other than the ones prescribed under Section 143(12) of the Companies Act, 2013, requiring disclosure in this Annual Report.
- ❑ The Company does not have any scheme or provision of money for the purchase of its own shares by employees/ Directors or by trustees for the benefit of employees/ Directors.
- ❑ The Company has not issued equity shares with differential rights as to dividend, voting or otherwise.
- ❑ The Company has not issued any sweat equity shares to its directors or employees; and
- ❑ There was no revision of financial statements and Boards report of the Company during the year under review.
- ❑ The company has not made any application nor any application or proceeding is pending under the Insolvency

and Bankruptcy Code (31 of 2016) during the year requiring any update in the Boards' Report.

- ❑ The company has not undertaken any one-time settlement with any banks or financial institutions during the financial year. Hence there are no details of difference between amount of the valuation date at the time of one time settlement and the valuation done while taking loan from the banks or financial institutions required to be informed in this report.
- ❑ The company has not obtained Credit Rating on any of its securities during the financial year.

APPRECIATION

The Board of Directors place on record sincere gratitude and appreciation for all the employees at all levels for their hard work, solidarity, cooperation and dedication during the year. The Board conveys its appreciation for its customers, shareholders, suppliers as well as vendors, Bankers, Business Associates, Regulatory and Government Authorities for their continued support.

For and on behalf of the Board of Directors
Arihant Superstructures Limited

EMPLOYEES:

The employees form an integral part of the success of any Company. The Company on a group level employed as mentioned in the below table employees during the year. The details of employees employed with the Company are as follows:

TOTAL EMPLOYEES EMPLOYED FOR THE FY 23-24

Financial Year 23-24	MALE	FEMALE	TOTAL
Arihant Superstructures Limited	94	27	121
Details of Subsidiary Companies			
Arihant Aashiyana Private Limited	66	25	91
Arihant Abode Limited	104	20	124
Arihant Vatika Realty Private Limited	101	28	129
Total employees in other subsidiaries	88	34	122
GRAND TOTAL	453	134	587

OTHER DISCLOSURES:

- ❑ There are no material changes and commitments affecting the financial position of the Company which have occurred between the end of the financial year 2023-24 and the date of this report.
- ❑ During the year under the review, there was no change in the nature of business of the Company.
- ❑ During the year under review, the Company has not accepted any deposit within the meaning of Sections 73 and 74 of the Act read with the Companies (Acceptance of Deposits) Rules, 2014. The details of the loans received from Directors and their relatives are stated in the Financial Statements attached to this report. The Directors' have given the necessary disclosures in respect of the said loans.
- ❑ The Company has complied with Secretarial Standards issued by the Institute of Company Secretaries of India on Meetings of the Board of Directors and General Meetings.
- ❑ The details of the Loans given, Investments made, guarantees and securities on loans given during Financial Year 2023-24 are stated in Note to the Standalone Financial Statements of the Company. The loans, investments, guarantees and securities are within the limits prescribed under Section 186(2) of the Companies Act, 2013.
- ❑ There are no significant material orders passed by the Regulators or Courts or Tribunals impacting the going concern status of the Company and its operations in future.
- ❑ The Managing Director of the Company has not received any remuneration or commission from any of the subsidiary companies.

Place: Navi Mumbai
Date: 09.08.2024

Sd/-
Ashok kumar B Chhajjer
Chairman & Managing Director
DIN: 01965094

Annexure-I

Remuneration of Directors, Key Managerial Personnel, Senior Management and Employees

Statement of disclosure of remuneration

[Pursuant to Section 197 of the Companies Act, 2013 ("the Act") and Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

- A. The ratio of the remuneration of each Director to the median remuneration of the employees of the Company and the percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer and Company Secretary in the FY 2023-24:

Name	Date of Appointment	Designation	Ratio of remuneration to Median Remuneration	% Increase in the remuneration
Mr. Ashokkumar B Chhajer	01/04/2011	Managing Director	10.50	19.69
*Mr. Raj Narain Bhardwaj	12/08/2017	Independent Director	1.21	-
Mr. Nimish Shah Shashikant	13/04/2010	Whole - time Director	7.07	12.82
Mr. Parth Ashok Chhajer	23/07/2022	Whole - time Director	4.62	9.52
*Mr. Pramod Vyankatesh Deshpande	10/08/2023	Independent Director	0.58	-
*Ms. Namrata Ashit Thakker	01/09/2023	Woman Independent Director	0.36	-
*Dr. Vijay Satbir Singh	15/05/2024	Additional Independent Director	-	-
Ms. Tasneem Marfatia	24/02/2024	Company Secretary	0.25	-
Mr. Dhiraj Jopat	22/05/2023	Chief Financial Officer	3.59	-

Notes:

*Remuneration of Independent Directors only consists of sitting fees paid for attendance of Board Meetings and Committee Meetings of the Board.

The increase in remuneration of employees other than the Key Managerial Personnel is considerably in line with the increase in remuneration of Key Managerial Personnel.

- A) Break-up of median remuneration for employees is given below:

The median remuneration of employees for FY 2023-24 is Rs.8,30,000/-

- B) Number of permanent employees on rolls of the Company as on 31st March, 2024: 121

- C) The average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year 2023-24 was 35 % and its comparison with the average percentile increase in the managerial remuneration was 20%. The percentile increase is in line with the industry standards. The remuneration of the Managing Director and Whole-time Director and Executive Director is decided based on the individual performance as well as performance of the Company, inflation, prevailing industry trends and benchmarks. The remuneration of Non-Executive Directors consists of commission and sitting fees. While deciding the remuneration, various factors such as Director's participation in Board and Committee Meetings during the year, other responsibilities undertaken, such as Membership or Chairmanship of Committees, time spent in carrying out other duties, role and functions as envisaged in Schedule IV of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and such other factors as the Nomination and Remuneration Committee may deem fit etc. were taken into consideration

- D) Affirmation that the remuneration is as per the Nomination and Remuneration Policy of the Company:

It is affirmed that the remuneration paid to the Directors, Key Managerial Personnel and Senior Management is as per the Nomination and Remuneration Policy of the Company.

- E) The statement containing names of top ten employees in terms of remuneration drawn and the particulars of employees as required under Section 197(12) of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is available for the review of the members at the Registered office of the Company. Further, the report and the accounts are being sent to the members excluding the aforesaid annexure. In terms of Section 136 of the Act, the said annexure is available on the website of the Company at www.asl.net.in.

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Place: Navi Mumbai
Date: 09.08.2024

Sd/-
Ashok kumar B Chhajer
Chairman & Managing Director
DIN: 01965094

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures as at 31st March 2024

Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Lakhs)

Sr. No	Particulars	Details	Details	Details	Details	Details
1	Name of the subsidiary	Arihant Abode Limited	Arihant Ashiyana Private Limited	Arihant Vatika Realty Private Limited	Arihant Gruhnirman Private Limited	Dwellcons Private Limited
2	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	NA	NA	NA	NA	NA
3	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	NA	NA	NA	NA	NA
4	Share capital	5.00	1.00	1.00	1.00	1.00
5	Reserves & surplus	2251.36	2,062.92	9,228.92	-19.65	-
6	Total assets	35,276.73	20,390.60	22,981.66	1,478.46	3.29
7	Total Liabilities	35,276.73	20,390.60	22,981.66	1,478.46	3.29
8	Investments	-	254.30	656.05	-	-
9	Turnover	17,608.47	4,248.98	17,345.52	1.25	-
10	Profit before taxation	1,005.66	165.35	5,007.68	0.04	0.02
11	Provision for taxation	264.09	6.72	1277.84	-	-
12	Profit after taxation	741.57	158.63	3,729.84	0.04	0.02
13	Proposed Dividend	-	-	-	-	-
14	% of shareholding of holding company	60%	60%	60%	60%	100%

1. Names of subsidiaries which are yet to commence operations - NA

2. Names of subsidiaries which have been liquidated or sold during the year - NA

Part B Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Sr. No	Particulars	Details
	Name of Associates or Joint Ventures	
1	Latest audited Balance Sheet Date	
2	Date on which the Associate or Joint Venture was associated or acquired	
3	Shares of Associate or Joint Ventures held by the company on the year end	
a)	Number	
b)	Amount of Investment in Associates or Joint Venture	
c)	Extent of Holding (in percentage)	NA
4	Description of how there is significant influence	
5	Reason why the associate/Joint venture is not consolidated.	
6	Net worth attributable to shareholding as per latest audited Balance Sheet	
7	Profit or Loss for the year	
i)	Considered in Consolidation	
ii)	Not Considered in Consolidation	

1. Names of associates or joint ventures which are yet to commence operations. - NA

2. Names of associates or joint ventures which have been liquidated or sold during the year – NA

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Sd/-
Ashok kumar B Chhajer
Chairman & Managing Director
DIN: 01965094

Place: Navi Mumbai
Date: 09.08.2024

Annexure-II

Form AOC-2

As on the Financial Year ended 31st March, 2024

(Pursuant to Section 134(3)(h) of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of Contracts/Arrangements entered into by the Company with Related Parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's Length Transactions under third proviso thereto:

1. Details of Contracts or Arrangements or Transactions not at arm's length Basis:

- Name(s) of the Related Party and nature of relationship: NA
- Nature of Contracts/Arrangements/Transactions: NA
- Duration of the Contracts / Arrangements/Transactions: NA
- Salient terms of the Contracts or Arrangements or Transactions including the value, if any: NA
- Justification for entering into such Contracts or Arrangements or Transactions: NA
- Date(s) of approval by the Board: NA
- Amount paid as advances, if any: NA
- Date on which the Special Resolution was passed in General Meeting as required under first provision to Section 188 of the Companies Act, 2013: NA

2. Details of material Contracts or Arrangement or Transactions on arm's length basis:

Name(s) of the Related Party and nature of relationship	Nature of Contracts/ Arrangements /Transactions	Duration of the Contracts / Arrangements /Transactions	Salient terms of the Contracts or Arrangements or Transactions including the value, if any	Justification for entering into such Contracts or Arrangements or Transactions	Date(s) of approval by the Board	Amount paid as advances, if any	Date on which the Special Resolution was passed in General Meeting as required under first provision to Section 188 of the Companies Act, 2013
Ashok B Chhajjer (Director)	Unsecured Loan given by Directors to the Company.	Current Year	691,500,000	For addressing the company's immediate financial needs and necessary to support the company's operational	15.05.2024	NA	23/09/2024
Parth Ashok Chhajjer (Director)	Unsecured Loan given by Directors to the Company.	Current Year	462,800,000	To support the company's financial stability during a period of significant operational activities and investments.	15.05.2024	NA	23/09/2024

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Sd/-
Ashok kumar B Chhajjer
Chairman & Managing Director
DIN: 01965094

Place: Navi Mumbai
Date: 09.08.2024

Annexure-IV

Annual Report on CSR Activities for Financial Year 2023-24

1. Brief outline on CSR Policy of the Company:

The CSR Policy, reflects the Company's philosophy and mission, to portray its commitment to be a responsible corporate citizen and presents the strategies and methods for undertaking social programs for well-being and sustainable development of the local community in which it operates.

The Company's CSR policy intends to:

- Shape sustainability for the organization by 'Engaging the Community;
- For other stakeholders, make it "an integral part of the Company's DNA, so much so that it has to be an organic part of the business".
- Planning and implementing various CSR activities towards the set objective of the organization and facilitating the CSR program, is the responsibility of Arihant Superstructures Limited.
- Aligning the vision of the Company, increasing value creation in the community in which it operates, through its services and CSR initiatives which are planned and implemented, so as to stimulate well-being for the community, in fulfillment of its role and responsibility as a corporate citizen.

2. Composition of CSR Committee:

Sr. No	Name of Director	Designation/Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Nimish Shah	Chairman, Whole Time Director	1	1
2.	Mr. Raj Narain Bhardwaj	Member, Independent Director	1	1
3.	Mr. Ashok Chhajjer	Member, Managing Director	1	1
4.	Mr. Pramod Deshpande	Member, Independent Director	1	1
5.	*Mr. Virendra Mital	Chairman, Independent Director	1	1

*On account of completion of term of two consecutive tenures of five years each, Mr. Virendra Kumar Mital ceased to be the Independent Director of the Company and accordingly the Chairman of the CSR Committee with effect from 22nd May, 2023. Mr. Nimish Shah has been appointed as the Chairman of the CSR Committee with effect from 22nd May, 2023.

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.

Compositio <https://www.asl.net.in/corporate-governance.html>
CSR Projects - <https://www.asl.net.in/corporate-governance.html>

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report): Not Applicable

- Average net profit of the Company as sub-section (5) of Section 135: Rs. 22,78,88,395/-
- Two percent of average net profit of the company as per sub-section (5) of section 135: Rs.45,57,768/-
- Surplus arising out of the CSR Projects or programmes or activities of the previous financial years: Nil
- Amount required to be set-off for the financial year, if any: Rs. 1,40,928/-
- Total CSR Obligation for the financial year [(b)+(c)-(d)]: Rs. 44,16,840/-

- Amount spent on CSR Projects (both ongoing Project and other than ongoing project): Rs.44,16,840/-
- Amount spent in Administrative Overheads: NA
- Amount spent on Impact Assessment, if applicable: NA
- Total amount spent for the financial year [(a)+(b)+(c)]: Rs. 44,16,840/-

(e) CSR Amount spent or unspent for the financial year

Total Amount Spent for the Financial Year (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to unspent CSR Account as per sub-section (6) of Section 135		Amount transferred to any fund specified under Schedule VII as per the second proviso to sub-section (5) of Section 135		
	Amount	Date of transfer	Name of the fund	Amount	Date of transfer
44,16,840/-	-	-	-	-	-

(f) Excess amount for set – off, if any

Sr. No	Particulars	Amount (in Rs.)
1.	Two percent of average net profit of the company as per sub-section (5) of section 135	45,57,768/-
2.	Total amount spent for the Financial Year	44,16,840/-
3.	Excess amount spent for the Financial Year [(2)-(1)]	0/-
4.	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	1,24,341/-
5.	Amount available for set off in succeeding Financial Years [(4)-(3)]	1,24,341/-

7. Details of Unspent Corporate Social Responsibility amount for the preceding three financial years

Sr. No.	Preceding Financial Year(s)	Amount transferred to unspent CSR Account under sub-section (6) of Section 135 (in Rs.)	Balance amount in unspent CSR Account under sub-section (6) of Section 135 (in Rs.)	Amount spent in the financial year (in Rs.)		Amount available for set off in succeeding Financial Years	Amount remaining to be spent in succeeding Financial Years (in Rs.)	Deficiency, if any
				Amount (in Rs.)	Date of transfer			
1.	FY 2020-21	-	-	-	-	-	-	-
2.	FY 2021-2022	-	-	-	-	-	-	-
3.	FY 2022-2023	-	-	-	-	-	-	-

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

Yes No

Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

Sr. No.	Short particulars of the property or asset(s) [including complete address and location of the property]	Pincode of the property or asset(s)	Date of Creation	Amount of CSR amount spent	Details of entity/ Authority/ beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered Address

9. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per sub-section (5) of Section 135: N.A

To,
The Members,
Arihant Superstructures Limited
Arihant Aura* 25th Floor, B-Wing, Plot No.13/1,
TTC Industrial Area, Thane Belapur Road,
Turbhe, Navi Mumbai, Thane – 400705

Subject: Secretarial Audit Report of the Company for the Financial Year 2023-24

We present herewith the Secretarial Audit Report for Arihant Superstructures Limited, for the Financial Year 2023-24 in terms of Section 204 of the Companies Act, 2013. Our report of even date is to be read along with the following:

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

For, D A Kamat & Co
Company Secretaries
P. R. No: 1714/2022

Sd/-

D A Kamat

Partner Partner

FCS 3843

CP 4965

UDIN: F003843F000370055

Date: 15/05/2024

Place: Mumbai

Place: Navi Mumbai
Date: 09/08/2024

Sd/-
Ashokkumar B Chhajjer
(Managing Director)

Sd/-
Nimish Shah
(Chairman CSR Committee)

FORM NO MR-3 Secretarial Audit Report

FOR THE FINANCIAL YEAR APRIL 1, 2023 to MARCH 31, 2024

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

To,
The Members,
Arihant Superstructures Limited
Arihant Aura" 25th Floor, B-Wing, Plot No.13/1,
TTC Industrial Area, Thane Belapur Road,
Turbhe, Navi Mumbai, Thane – 400705.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Arihant Superstructures Limited (CIN: L51900MH1983PLC029643)** (hereinafter called the "Company"). Secretarial audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the company has, during the audit period covering the Financial Year ended on 31st March, 2024, complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by the Company. Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

I. We have examined the books, papers, minute books, forms and returns filed, reports issued by various fellow professionals and other applicable records and registers and maintained by the Company for the Financial Year from April 1, 2023 to March 31, 2024 according to the provisions of:

1. The Companies Act, 2013 ("the Act") and the rules made there under
2. The Securities Contracts (Regulation) Act, 1956 ("SCRA") and the rules made there under
3. The Depositories Act, 1996 and the Regulations and Bye-laws Framed there under
4. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to extent of

Foreign Direct Investment, Overseas Direct Investment and External Commercial borrowings

5. 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 (Issue of Capital and Disclosure Requirements) Regulations, 2018- Not applicable to the company for the period of review
 - (b) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999- Not applicable to the company for the period of review
 - (c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011
 - (d) The Securities and Exchange Board (Listing Obligation and Disclosure Requirements) Regulations, 2015.
 - (e) The Securities Contracts (Regulation) Act, 1956 and the rules made there under
 - (f) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015
 - (g) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with the client
 - (h) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 – Not applicable to the company for the period of review
 - (i) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 – Not applicable to the company for the period of review

(j) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 – Not applicable to the company for the period of review

6. Specific Laws as mentioned hereunder:

(a) Real Estate (Regulation and Development) Act, 2016 and MAHARERA Rules and Rajasthan RERA Rules (as applicable to its projects)

(b) Building and other construction workers Act, 1996 and Building And Other Construction Workers Welfare Cess Act, 1996

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above to the extent stated in this Report.

II. We have examined the applicable provisions of Secretarial Standards I and II as issued by the Institute of Companies Secretaries of India and notified by the Ministry of Corporate Affairs and applicable with effect from July 1, 2015.

III. We report that during the audit period, the Company has complied with the provisions of the Act, rules, regulations, guidelines, standards, etc. mentioned above, except for following:

(a) Transfer of Equity Shares to IEPF for Financial Year 2011-12 onwards: The company has, till the date of this Report, not transferred the outstanding equity shares on which dividend was declared for the FY 2011-12, 2012-13, 2013-14 onwards and remained outstanding for a period of over 7 years and were due for transfer in FY 2018-19 to FY 2022-23.

(b) Certain e-Forms filed with the Registrar of Companies are filed after the due date, with additional fees. Further eform for Appointment of KMP are pending as on the date.

(c) The Company is maintaining a functional website. However, the website of the Company is not updated.

(d) CS Darshani Lakhani has resigned w.e.f. 7th August, 2023 and Ms. Tasneem Marfatia was appointed as CS w.e.f. 24th February, 2024 i.e. beyond the prescribed time limit under regulation 6(1A) of SEBI (LODR) Regulation, 2015.

(e) The Company has not Renewed/maintained the Structural Digital Database which has to be maintained as per Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015.

IV. We further report that during the year under report, the Company has undertaken following events / action having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above:

1. During the year under review, Mr. Virendra Mital has completed his second tenure as an Independent Director of the Company w.e.f. 22nd May, 2023.

2. During the year under review, Mr. Dhiraj Jhopat was appointed as Chief Financial Officer of the Company w.e.f. 22nd May, 2023.

3. During the year under review, in the Board Meeting dated 22nd May, 2023, the Company had given a Guarantee to Tata Housing Finance Capital Limited of Rs. 150 Cr in favour of its Subsidiary Company Arihant Abode Limited.

4. Mrs. Chandra Iyengar (DIN: 02821294), an Independent Director of the Company, had resigned from the Company w.e.f. 29th July, 2023.

5. During the year under review, the Company had declared a Final Dividend of Rs. 0.50 per Equity Share for the Financial Year ended 31st March, 2023 in its Annual General Meeting held on 23rd September, 2023. The Promoters and Promoter Group of the Company have waived off their rights to dividend entitlement vide their letters dated 22nd May, 2023 and the same were intimated to the Stock Exchanges.

6. The Company in its AGM dated 23rd September, 2023 had approved the Raising of Funds of Rs. 500 cr on the same terms and conditions as mentioned in the previous AGM dated 20th September, 2022 through the issuance of Securities.

7. Mr. Ashokkumar Chhajjer (DIN: 01965094) was re-appointed as the Chairman and Managing Director of the Company w.e.f. 15th January, 2024 in the 40th Annual General Meeting of the Company held on 23rd September 2023.

8. During the year under review, the Company had issued 20,90,000 Share Warrants to Non-Promoters on a Preferential basis in the Board Meeting held on 7th November, 2023, and Shareholders have also approved the same in its Extra Ordinary General Meeting (EGM) held on 5th December, 2023. The necessary Stock-Exchange approvals for the same have been received.

9. During the year under review, the Company has acquired 100% shares of Dwellcons Private Limited from the promoters/promoter group, and it continues to remain a wholly owned subsidiary of the Company as at 31st March 2024.

10. In the Board Meeting held on 12th February, 2024, the Company has approved the Fund raising of Rs. 70 Crores through the issuance of NCDs to ICICI Ventures Fund Company Limited.

11. The company in its Meeting held on 23rd March, 2024 had approved the raising of Funds through the issuance of Non-Convertible Debentures (NCDs) to India Real Estate Fund, an Indian venture capital fund, and acting through its Investment Manager – ICICI Venture Fund Management Company Limited in relation to Arihant Adarsh and Arihant Ayan project in progress at Titwala and Taloja respectively.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the Year under review were carried out in Compliance with the provisions of the Act.

Adequate notice is given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance (except meetings convened at a shorter notice) and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting. As

per the minutes of the meetings, duly recorded and signed by the Chairman, the decisions of the Board and its committees were unanimous.

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

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure Compliance with applicable Laws, Rules, Regulations and Guidelines.

For, D A Kamat & Co
Company Secretaries
P. R. No: 1714/2022

Sd/-
D A Kamat
Partner Partner
FCS 3843
CP 4965
UDIN: F003843F000370055

Date: 15/05/2024
Place: Mumbai

Conservation of Energy, Technology Absorption and Foreign Exchange Report

As on the Financial Year ended on 31st March, 2024

[Pursuant to Section 134(3)(m) of the Companies Act, 2013 and Rule 8(3) of the Companies (Accounts) Rules, 2014]

(A) CONSERVATION OF ENERGY:

I. Measures adopted for conservation of conventional energy: Arihant Superstructures Ltd (ASL or the Company) is proactive in taking measures to achieve energy conservation. The following best practices are in place to achieve this objective.

- Use of occupancy sensors in common areas
- Use of CFLs, metal handle and LED light fixtures.
- Use of best quality wires, cables, switches and low self-power loss MPCBs and RCCBs.
- Use of standard specifications like colour codes, independent neutral and earthing for each circuit to curb leakage.
- Use of high efficiency transformers (BEE rated) , DG sets and other equipment.
- Integration of auto correction power factor capacitors and harmonic filters in HT/LT feeder pillars.
- Use of energy efficient lifts with group control in residential projects.
- Use of high energy efficient air conditioning screw chillers & compressors with VFD's for commercial building projects.
- Use of low water flow CP fixtures for common areas of buildings.
- Use of busduct system for high rise tower, thus achieving saving in power due to low loss factor and better insulation properties and thus increasing the safety of building and occupants by considerably reducing chances of fire.

II. Measures adopted for utilizing renewable sources of energy:

Use of solar hot water system consisting of Flat plate solar panels & insulated water storage tanks & insulated separate piping for all flats in all our projects thereby reducing almost 20% demand of conventional energy.

III. Water Preservation:

- Rainwater harvesting & Sewage treatment plants are used for preserving water usage at construction sites.
- Few environment friendly measures adopted for construction phase of all projects viz use of aerated auto cleaved blocks, energy efficient materials etc.

Place: Navi Mumbai
Date: 09/08/2024

(B) TECHNOLOGY ABSORPTION:

The efforts made towards technology absorption:

- High speed elevators with Destination dispatch system: As one accesses the elevators through the lobby, he or she passes through security, which can be cleared by an identification card, which includes the information for one's desired floor. All passengers need to do is walk to the designated elevator and wait for its arrival.
- The benefits derived: Elevators with DOAS technology not only helps improve traffic flow and reduce power consumption, it also enhances building security.
- Fire Escape Chute: An escape chute is a special kind of emergency exit, used for safe and faster evacuation of residents where in lieu of conventional fire escape stairways. The chute is a fabric tube installed near a special exit on an upper floor or roof of a building, or a tall structure.
- Electrical Bus Duct System: Busbars have lower resistance than cables. Hence the loss of energy due to transmission and distribution is lower in Busbars. Busbars also have a limited growth of reactive power to operate compared to cable systems. Busbars help in easy. Efficient and safe distribution of line with the junction boxes in places where they are required.
- Single Stack Plumbing System: We have used single stack in drainage system it will save 2 no. of pipe in every shaft one is waste line other one is air vent pipe, and there is not required of any extra velocity breaker in the line it has high strength and the pipe are unbreakable.
- In case of imported technology (imported during the last three Years reckoned from the beginning of the Financial Year:

No Technology was imported during the year under review.

(c) Foreign Exchange inflow and outgo during the Financial Year 2023-24:

Foreign Exchange outgo during the Financial Year 2023-24: Rs. 113928/-

Foreign Exchange inflow during the Financial Year 2023-24: Nil

By Order of the Board
Arihant Superstructures Limited

Sd/-
Ashokkumar B Chhajjer
Chairman & Managing Director
DIN: 01965094

Certificate on Corporate Governance

To,
The Members,
Arihant Superstructures Limited
Arihant Aura" 25th Floor, B-Wing,
Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai Thane MH 400705.

1. We, D A Kamat & Co, Company Secretaries, have examined the compliance of conditions of Corporate Governance by the Company, Arihant Superstructures Limited for the financial year ended on March 31, 2024, as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (the "Listing Regulations").
2. The compliance of conditions of Corporate Governance is the responsibility of the Management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure the compliance with the conditions of the Corporate Governance stipulated in Listing Regulations.
3. Our responsibility is limited to examining the procedures and implementation thereof, adopted by the Company for ensuring Compliance with the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the Financial Statements of the Company.
4. We have examined the relevant records and documents maintained by the Company for the purposes of providing reasonable assurance on the Compliance with Corporate Governance requirements by the Company.
5. Based on our examination of the relevant records and according to the information and explanations provided to us and the presentations provided by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and Para C and D of Schedule V of the Listing Regulations during the Year ended March 31, 2024.
6. We state that such Compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

For, D A Kamat & Co
Company Secretaries
P. R. No: 1714/2022

Sd/-
D A Kamat
Partner Partner
FCS 3843
CP 4965
UDIN: F003843F000370055

Date: 15/05/2024
Place: Mumbai

CEO & CFO Certification

To,
The Board of Directors,
Arihant Superstructures Limited

Dear Members of the Board,

I, Ashokkumar B Chhajer, Chairman & Managing Director of **Arihant Superstructures Limited** ('the Company') to the best of our knowledge & belief certify that:

- (A) I have reviewed Financial Statements and the Cash Flow Statement for the Financial Year ended 31st March, 2024 and that to the best of their knowledge and belief:
 - (i) These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - (ii) These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- (B) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violate of the Company's Code of Conduct.
- (C) I accept responsibility for establishing and maintaining Internal Controls for Financial Reporting and that we have evaluated the effectiveness of Internal Control Systems of the Company pertaining to Financial Reporting and we have disclosed to the Auditors and the Audit Committee, deficiencies in the design or operation of such Internal Controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- (D) I have indicated to the Auditors and the Audit committee that:
 - (i) There were no significant changes in Internal Control over Financial Reporting during the year;
 - (ii) The Company is following Accounting Policy based on Indian Accounting Standards as applicable to the Company;
 - (iii) There were no instances of fraud of which we have become aware and the involvement therein of the Management or an Employee having a significant role in the Company's Internal Control System over Financial Reporting.

Place: Navi Mumbai
Date: 09/08/2024

Sd/-
Dhiraj Jopat
Chief Financial Officer

Sd/-
Ashokkumar B Chhajer
Chairman & Managing Director
DIN: 01965094

Declaration on Compliance of the Company's Code of Conduct

All the Members of the Board and Senior Management Personnel of the Company have affirmed due observance of the Code of Conduct, framed pursuant to Schedule V (D) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, in so far as it is applicable to them and there is no other Non-compliance thereof other than those stated in the Directors' Report, during the Financial Year ended 31st March, 2024.

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Sd/-
Ashokkumar B Chhajjer
Chairman & Managing Director
DIN: 01965094

Place: Navi Mumbai
Date: 09.08.2024

Certificate of Non-Disqualification of Directors

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

To,
The Members,
ARIHANT SUPERSTRUCTURES LIMITED
Arihant Aura" 25th Floor, B-Wing, Plot No.13/1,
TTC Industrial Area, Thane Belapur Road,
Turbhe, Navi Mumbai Thane MH 400705

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **ARIHANT SUPERSTRUCTURES LIMITED** having CIN: **L51900MH1983PLC029643** and having registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Thane-400705, Maharashtra and (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2024 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

The list of Directors as at 31st March, 2024 is as follows:

Sr. No	Name of the Directors	DIN	Date of Appointment in the Company
1.	Mr. Parth Ashokkumar Chhajjer	06646333	23/07/2022
2.	Mr. Nimish Shah Shashikant	03036904	13/04/2010
3.	Mr. Ashokkumar Bhanwarlal Chhajjer	01965094	01/04/2011
4.	*Mr. Raj Narain Bhardwaj	01571764	12/08/2017
5.	***Mr. Pramod Vyankatesh Deshpande	10204931	10/08/2023
6.	***Ms. Namrata Ashit Thakker	08478260	01/09/2023

- * Mr. Raj Narain Bhardwaj (DIN: 01571764) has resigned from the Post of an Independent Director of the with effect from 5th July, 2024.
- ***Mr. Pramod Vyankatesh Deshpande (DIN: 10204931) has been appointed as an Independent Director of the Company for first (1) term of five (5) years with effect from 10th August, 2023 on its 40th Annual General Meeting held on 23rd September, 2023.
- ***Ms. Namrata Ashit Thakker (DIN: 08478260) has been appointed as an Woman Independent Director of the Company for first (1) term of five (5) years with effect from 1st September, 2023 on its 40th Annual General Meeting held on 23rd September, 2023.

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

For, D A Kamat & Co
Company Secretaries
P. R. No: 1714/2022

Sd/-
D A Kamat
Partner Partner
FCS 3843
CP 4965

Date: 15/05/2024
Place: Mumbai

UDIN: F003843F000370055

Corporate Governance Report

1. Company's Philosophy on Corporate Governance:

The Company believes that sound Corporate Governance is a key element for enhancing and retaining the trust of Investors and various other Stakeholders. As a responsible corporate citizen your Company has evolved best practices which are structured to institutionalize policies and procedures that enhance the efficacy of the Board and inculcate a culture of Accountability, transparency and Integrity across the Arihant Group as a whole. The Company has always adopted a robust governance framework which played a critical role in ensuring that we remain true to our culture and values. The highest standard of corporate governance is the base of our continued success in both the business and stakeholder relationships. It reflects in our business functions and in the manner with which we support the journey of our stakeholders.

The Company not only adheres to the prescribed Corporate Governance practices as per the Listing Regulations but is also committed to sound Corporate Governance principle and practices. This report is prepared in accordance with the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations,

2015 ("Listing Regulations") and the report contains the details of Corporate Governance systems and processes at Arihant Superstructures Limited.

2. Board of Directors: Composition:

The Board as on 31st March, 2024 comprised of Six Directors out of which Three Directors are Non-Executive Independent Directors (including One Woman Independent Director), one Chairman cum Managing Director and Two Whole-time Executive Directors. The Managing Director and Whole-time Executive Directors are responsible for the day-to-day Management of the Company subject to the supervision, direction and control of the Board of Directors. The Chairman of the Company is an Executive Director. The composition and size of the Board is reviewed periodically to ensure an optimum combination of Directors with complementary skillsets and varied perspectives for constructive debates facilitating more effective decision making. The Company understands that sound succession planning for the members of the Board and Senior Management is essential for sustained growth of the Company.

The Non-Executive Directors are eminent and experienced persons in their respective fields of industry, Banking and Finance.

Directorship held by Directors of Arihant Superstructures Limited

Name of the Director [Designation] [DIN]	Number of Board Meetings held during FY 2023-24			Number of Directorships in Public Companies*		Number of Committee positions held in other Public Companies*		Whether attended 40 th AGM (23.09.2023)
	Held	Eligible to attend	Attended	Chairman	Member	Chairman	Member	
Non-Independent Executive Directors								
Mr. Ashokkumar B Chhajjer [Chairman & Managing Director] [DIN: 01965094]	6	6	6	1	1	0	0	Yes
Mr. Nimish Shah [WTD] [DIN:03036904]	6	6	4	0	0	0	0	Yes
Mr. Parth Chhajjer [Whole Time Director] [DIN: 06646333]	6	6	5	0	0	0	0	Yes
Independent Directors								
Mr. Raj Narain Bhardwaj** [DIN: 01571764]	6	6	6	0	0	0	0	Yes
Mr. Pramod Vyankatesh Deshpande [DIN: 10204931]	6	5	5	0	4	0	1	Yes
Mr. Namrata Ashit Thakker [DIN: 08478260]	6	4	4	0	1	0	0	Yes

Notes to the table:

In accordance to Regulation 18 and 20 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, Chairmanship/Membership of only Audit Committee and Stakeholders Relationship Committee in all public Companies (excluding Arihant Superstructures Limited) have been considered.

None of the Directors have received any loans and advances from the Company during the financial year.

Directorship held by Directors of Arihant Superstructures Limited:

Details of Directorships held in other listed entities by the Directors of the Company as at the end of FY 31st March 2024 and the Category of their Directorship are set out in the following table:

Sr. No	Name of the Directors	Name of Listed Entity	Category
1.	Mr. Ashokkumar B Chhajjer	-	-
2.	Mr. Nimish Shah	-	-
3.	Mr. Parth Chhajjer	-	-
4.	Mr. Raj Narain Bhardwaj	-	-
5.	Mr. Pramod Vyankatesh Deshpande	-	-
6.	Mr. Namrata Ashit Thakker	-	-

Based on intimations/disclosures received from the Directors periodically, none of the Directors of the Company hold memberships/Chairmanships more than the prescribed limits.

3. Board Procedures and Related Disclosures:

The Board of Directors have the ultimate responsibility of ensuring effective management, long term business strategy, general affairs, performance and monitoring the effectiveness of the Company's corporate governance practices. The Chairman cum Managing Director reports to the Board and is in charge of the management of the affairs of the Company, executing business strategy in consultation with the Board and achieving annual long term business targets. The CMD acts as a link between the Board and the management.

The Board of Directors meet at least once in each Quarter to, inter alia, review Annual operating and Capital expenditure plans and budgets, Financial Statements of business segments, Compliance report(s) of all laws applicable to the Company, major legal issues, Minutes of the Board Meetings of Subsidiary Companies, Significant transactions and arrangements entered into by the unlisted Subsidiary Companies, presentations on Risk Management, transactions involving sale of Material nature of investments, Subsidiaries and Assets, details of joint ventures or collaborations, short-term borrowings, any other proposal from the Management regarding Mergers, Acquisitions and Restructuring of investments, etc.

The Board has complete access to all Company-related information. The Company Secretary is responsible for collation, review and distribution of all papers submitted to the Board and Committees thereof for consideration. The Chairman of the Board and the Company Secretary in consensus determine the Agenda for every meeting along with explanatory notes. The Agenda for the meetings is circulated well in advance to the Directors to ensure that sufficient time is provided to Directors to prepare for the meeting.

The Senior Management of the Company make timely disclosures to the Board of Directors relating to all Material, Financial and Commercial transactions, where they have personal interest in any transaction or matter that may have a potential conflict with the interest of the Company.

The calendar of Meetings of the Board of Directors is decided in advance in consultation with the Board Members and the schedule for Meetings of the Board of Directors is published in the Annual Report.

All material information is circulated to the Directors before the meeting, including minimum information required to be made available to the Board as prescribed under Part A of Schedule II of the Listing Regulations.

The management makes concerted efforts to continuously upgrade the information available to the Board for decision making and the Board members are updated on all key developments relating to the Company. With the unanimous consent of the Board, all information which is in the nature of Unpublished Price Sensitive Information (UPSI), is circulated to the Board and its Committees at a shorter notice before the commencement of the respective meetings.

The Company Secretary attends all the meetings of the Board and its Committees and is, inter alia, responsible for recording the minutes of such meetings. The draft minutes of the Board and its Committees are sent to the members for their comments in accordance with the Secretarial Standards. Thereafter, the minutes are entered in the minutes book within 30 (thirty) days of conclusion of the meetings, subsequent to incorporation of the comments, if any, received from the Directors. The Company adheres to the provisions of the Companies Act, 2013 read with the Rules issued thereunder, Secretarial Standards and Listing Regulations with respect to convening and holding the meetings of the Board of Directors, its Committees and the General Meetings of the shareholders of the Company.

The meetings of the Board of Directors are generally held in registered office of the Company and the company also provides video conferencing facility for Board members to attend the meetings as per their convenience. The maximum interval between any 2 (two) consecutive Board Meetings was well within the maximum allowed gap of 120 (one hundred and twenty) days. The necessary quorum was present for all the meetings.

4 (Six) Board Meetings were held during the Financial Year 2023-24. The dates on which the said Meetings were held, and the attendance of Directors is as follows:

Date of Board Meeting	Number of Directors attended
22 nd May, 2023	4
11 th August, 2023	4
7 th November, 2023	6
12 th February, 2024	6
24 th February, 2024	6
23 rd March, 2024	6

The necessary quorum was present for all the Meetings.

During the Financial Year 2023-24, information as mentioned in Schedule II Part A of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, has been placed before the Board for its consideration.

The Company through periodical presentation to Board of Directors and various Committees of Directors provides an opportunity to Independent Directors to facilitate their active participation and familiarize themselves with the Company's business. The details of the familiarization programmes are also available on the website of the Company at www.asl.net.in.

The Company has an informal plan for orderly succession for appointment of the Board of Directors, Key Managerial Personnels and Senior Managements. All appointments to the Board of Directors and Senior Management areas per the Nomination and Remuneration Policy approved by the Board of Directors as available on the website of the Company at www.asl.net.in.

The Company has in place a system of preparation of the Legal Compliance Report on quarterly basis of all applicable

laws to the Company, and also a system to ratify any instance of Non-Compliance. The Board also reviews the Compliance Report periodically.

Name	Category of Director	Number of Equity Shares
Mr.Ashokkumar B Chhajjer	Non-Independent, Executive	1,23,88,237
Mr.Parth Chhajjer	Non-Independent, Executive	60,85,341

There are no other inter-se relationships between the Directors of the Company.

Independent Directors – Terms of appointment, declarations, meeting and attendance:

Independent Directors meet at least once in a year to deal with matters listed out in Regulation 25 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Schedule IV to the Companies Act, 2013 which inter-alia includes, review the performance of Non-Independent Directors, Chairman and the Board as a whole and to assess the quality, quantity and timeliness of flow of information between the Management and the Board that is necessary to perform the duties by the Board of Directors.

The Independent Directors have provided their declaration of Independence as per Section 149 (7) of Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Independent Directors have also confirmed that they have registered themselves for including their name in the databank of persons offering to become Independent Directors. The Board of Directors, based on the declaration(s) received from the Independent Directors, have verified the veracity of such disclosures and confirm that the Independent Directors fulfill the conditions of independence specified in the Listing Regulations and the Companies Act, 2013 and are independent of the management of the Company.

During the Financial Year 2023-24, 1 (One) Meeting of Independent Directors was held on 12th February, 2024 without the presence of any Non-Independent Directors.

The terms and conditions of appointment of Independent Directors are also available on Company's website: www.asl.net.in.

Attendance Record of Meeting of Independent Directors

Name of Director	Number of Meeting held	Eligible to attend	Number of meeting attended
Mr. Raj Narain Bhardwaj	1	1	1
Mr. Pramod Vyankatesh Deshpande	1	1	1
Ms. Namrata Ashit Thakker	1	1	1

Board qualification, experience and expertise:

The Company is in the business of construction and real estate industry. The following is the list of core skills/expertise/competencies identified by the Board of Directors, based on recommendations of the Nomination & Remuneration Committee, as required in the context of the Company's aforesaid business(es) for it to function effectively along with the names of Directors who have such skills/expertise/ competence:

Name of Director	Business skills: Understanding of the real estate and construction industry, including regulatory and engineering requirements	Financial skills: Understanding the financial statements, financial controls, risk management, etc.	General Management Skills: Strategic thinking, decision making and protect interest of all Stakeholders
Mr. Ashokkumar B Chhajjer	Yes	Yes	Yes
Mr. Nimish Shah	Yes	Yes	Yes
Mr. Pramod Vyankatesh Deshpande	Yes	Yes	Yes
Mr. R N Bhardwaj	Yes	Yes	Yes
Mr. Parth Chhajjer	Yes	Yes	Yes
Ms. Namrata Ashit Thakker	Yes	Yes	Yes

Board Evaluation:

The Companies Act, 2013 read with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 provides that the Board needs to undertake a formal Annual Evaluation of its own performance and that of its Committees and individual Directors. The Schedule IV of the Companies Act, 2013 read with the Rules issued there understates that the performance evaluation of Independent Directors shall be done by the entire Board of Directors, excluding the Director being evaluated.

Keeping in line with the SEBI Guidance Note issued in this respect and the acceptable parameters, the assessment sheets were finalized to evaluate the performance of the Board, Committees of the Board and individual performance of each Director including the Chairman.

The evaluation process was facilitated by the Chairman of the Nomination and Remuneration Committee. These assessment sheets for evaluation of performance of the Directors were prepared based on various aspects which, amongst other parameters, included the level of participation of the Directors, understanding of the roles and responsibilities of Directors, etc. The parameters for performance evaluation of Board includes composition of the Board, process of appointment to the Board of Directors, understanding the different roles and responsibilities of the Board, timeliness for circulating

the board papers, content and the quality of information provided to the Board, attention to the Company's long term strategic issues, evaluating Strategic Risks, overseeing and guiding major plans of action, Acquisitions, Disinvestment, etc.

Some of the performance indicators for the Committees include understanding of the terms of reference, effectiveness of the discussions at the Committee Meetings, information provided to the Committee to discharge its duties and performance of the Committee vis-à-vis its responsibilities.

The Nomination and Remuneration Committee evaluates the performance of the Managing Director and Whole-time Executive Director against their performance criteria set for the same. The performance of the Independent Directors was also evaluated taking into account the time devoted and attention given to professional obligations for independent decision making and acting in the best interest of the Company, strategic guidance to the Company and help determine important policies, external expertise provided and independent judgment that contributes objectively in the Board's deliberation, particularly on issues of strategy, performance and conflict management.

The outcome of the evaluation exercise was discussed and deliberated at the respective Meetings of the Board of Directors and Committees of the Board.

4. Director's Remuneration:

Details of Remuneration for the Financial Year ended 31st March, 2024 are as follows: Remuneration paid to Non-Independent, Executive Directors:

Name of Director	Salary and Allowance (in Rupees)
Mr. Ashokkumar B Chhajjer [Chairman & Managing Director]	87,13,334
Mr. Nimish Shah [Whole-time Executive Director]	50,00,000
Mr. Parth Chhajjer [Whole-time Executive Director]	38,33,330

There are no separate Stock Options or performance linked incentives payable to the Executive Directors/Managing Director.

Remuneration paid to Independent, Non-Executive Directors:

Name of Director	Sitting Fees (in Rupees)
Mr. Pramod Vyankatesh Deshpande	4,80,000
Mr. Raj Narain Bhardwaj	8,30,000
Ms. Namrata Ashit Thakker	3,00,000

There are no Stock Options or Commissions payable to Non-Executive/ Independent Directors of the Company. Except for the sitting fees payable to the Non-Executive Directors annually in accordance with the applicable laws, there is no pecuniary or business relationship between the Non-Executive Directors and the Company.

5. Committees of the Board:

A. Audit Committee:

The Board of Directors has constituted an Audit Committee of Directors in line with the provisions of Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Section 177 of the Companies Act 2013 and empowered the Committee to deal with all such matters which it may consider appropriate to perform as Audit Committee including items specified in Section 177 (4) of the Companies Act, 2013 (as may be modified/amended from time to time), items specified in Part C of Schedule II in SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 under the head role of Audit Committee (as may be modified/amended from time to time) and such matters as may be assigned from time to time by the Board of Directors.

The Chairman of the Audit Committee is an Independent Director of the Company.

Terms of reference:

- Over-seeing Financial Reporting process and disclosure of Financial information, to ensure that the Financial Statements are correct, sufficient and credible;
- Recommending appointment and removal of the Statutory Auditors, fixation of Audit fee and approval for payment of any other services;
- Reviewing with the Management, the periodical Financial Statements including of Subsidiaries/ Associates, in particular the investments made by the unlisted Subsidiaries of the Company, before submission to the Board for approval;
- Reviewing with the Management and the Statutory and Internal Auditors, the adequacy of Internal Control Systems and recommending improvements to the Management;
- Reviewing the adequacy of Internal Audit function, approving Internal Audit plans and efficacy of the functions including the structure of the Internal Audit department, staffing, reporting structure, coverage and frequency of Internal Audit;
- Discussion with Internal Auditor on any significant findings and follow-up thereon;

- Reviewing the findings of any internal investigations by Internal Auditors into matters where there is suspected fraud or irregularity or failure of Internal Control Systems of a material nature and reporting the matter to the Board;
- Discussion with Statutory Auditors before the Audit commences, about the nature and scope of Audit, as well as post-audit discussions to ascertain any area of concern;
- Reviewing the Management Discussion and Analysis of financial condition and results of operations, statement of significant Related Party Transactions, Management letters/letter of Internal Control Weakness issued by Statutory Auditors, Internal Audit Reports etc and approval for amendments in RPT Transactions;
- Reviewing the Company's Financial and Risk Management System;
- Scrutiny of Inter-corporate Loans and Investments;
- Reviewing any subsequent modification of transactions with the Related Parties;
- Reviewing the reasons for substantial defaults in the payments to the Depositors, Debentures holders, Shareholders (in case of non-payment of declared Dividends) and Creditors if any;
- Besides the Committee Members, Whole-time Executive Director, Chief Financial Officer and partners/other representatives of the firms of Statutory Auditors and Internal Auditors were also present at the Meetings to answer the queries raised by the Committee Members;
- Establish a Vigil Mechanism for Directors and Employees to report genuine concerns in such manner as may be prescribed;
- The Chairman of Audit Committee was present at 40th Annual General Meeting of the Company held on 23rd September, 2023;
- To perform such other function(s) as may be delegated by the Board from time to time;
- The Company Secretary acts as the Secretary of the Committee.

xix. Four Audit Committee Meetings were held during the Financial Year 2023-24. These were held on 22nd May, 2023, 11th August 2023, 7th November, 2023 and 12th February, 2024. The Composition of the Audit Committee and the details of Meetings attended by its Members are given below:

Name	Category	Number of Meetings during the Financial Year 2023-24		
		Held	Eligible to Attend	Attended
Mr. Raj Narain Bhardwaj	Independent, Non-Executive	4	4	4
Mr. Virendra Mital	Independent, Non-Executive	1	1	1
Ms. Chandra Iyengar	Independent, Non-Executive	1	1	1
Mr. Pramod Deshpande	Independent, Non-Executive	3	3	3
Ms. Namrata Thakker	Independent, Non-Executive	2	2	2

The Board has accepted all the recommendations of the Audit Committee during the Financial year.

B. Nomination and Remuneration Committee:

The Board of Directors has constituted a Nomination and Remuneration Committee of Directors in line with the provisions of Regulation 19 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 read with Section 178 of the Companies Act 2013. The role of the Committee is to perform all such matters as prescribed under the Companies Act, 2013 and Schedule II-Part D about Role of Nomination and Remuneration Committee of Directors under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, which inter alia includes –recommendation to Board of Directors, the Remuneration Policy for the Company, formulation of criteria for performance evaluation of Directors, Board and Committee, appointment of Director, appointment and Remuneration of Whole-time Director, Key Managerial Personnels and Senior Management of the Company.

The Committee will also deal with matters as may be assigned from time to time by the Board of Directors.

The Chairman of the Nomination and Remuneration Committee is an Independent Director.

Terms of reference:

- Determining Remuneration Policy of the Company;
- Recommend to the Board the setup and composition of the Board and its Committees;

- Recommend to the Board the appointment or reappointment of Directors;
- Recommending Remuneration including periodic revision, performance bonus, incentives, commission, stock options, other services, perquisites and benefits payable to the Managing, Whole-time and other Director (s) Key Managerial Personnels and Senior Management of the Company including their relatives;
- Framing policies and fixation of compensation including salaries, incentives, bonuses, promotions, benefits, stock options and performance targets for executives of the Company;
- Oversee familiarization programmes for Directors;
- The Company does not have any Employee Stock Option Scheme;
- The performance evaluation criteria for Independent Directors are determined by the Nomination and Remuneration Committee;
- Performing such other duties and responsibilities as may be consistent with the provisions of the Committee charter;
- The Company Secretary acts as the Secretary of the Committee.

Two Nomination and Remuneration Committee Meetings were held during the Financial Year 2023-24. These were held on 22nd May, 2023 and 29th July, 2023.

Name	Category	Number of Meetings during the Financial Year 2023-24		
		Held	Eligible to Attend	Attended
Mr. Raj Narain Bhardwaj (Chairperson)	Independent, Non-Executive	2	2	2
Mr. Virendra Mital	Independent, Non-Executive	1	1	1
Mrs. Chandra Iyengar	Independent, Non-Executive	2	2	2

The Board has accepted all the recommendations of the Nomination & Remuneration Committee during the year.

C. Stakeholders' Relationship Committee:

The Board of Directors has constituted a Stakeholders' Relationship/Grievance Committee of Directors in line with the provisions of Regulation 20 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 read with Section 178 of the Companies Act, 2013. The role of the Committee is to consider and resolve the Grievances of Security holders and perform such roles as may require under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Continuous efforts are made to ensure that Grievances are expeditiously redressed to the satisfaction of Investors. A status report of Shareholders complaints and redressal thereof is prepared and placed before Stakeholders' Relationship/Grievance Committee of Directors.

Terms of reference:

- The Committee looks into the Redressal of Shareholders'/Investors' Complaints/ Grievances pertaining to transfer or credit of Shares, non-receipt of Annual Reports, Dividend payments and other miscellaneous Complaints/Grievances;
- The Committee reviews performance of the Registrar and Transfer Agent and recommends measures for overall improvement in the quality of Investor services;
- The Company Secretary acts as the Secretary of the Committee;
- Details of Investor Complaints received and redressed during the Financial 2023-24 are as follows:

Complaints at the beginning of the Year	Received during the Year	Disposed of during the Year	Unresolved as on 31 st March, 2024
Nil	Nil	Nil	Nil

- Name, designation and address of Compliance Officer:

* Tasneem Marfatia

Company Secretary & Compliance Officer Arihant Superstructures Limited

Arihant Aura, 25th Floor, B-Wing, PlotNo.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai – 400705 Tel.: 022 - 62493333 Fax: 022 – 62493334

*Ms. Tasneem Marfatia had resigned from the company as the Company Secretary and Compliance Officer of the Company with effect from 10th July, 2024.

Four Stakeholder's and Relationship Committee Meetings were held during the Financial Year 2023-24. These were held on 22nd May, 2023, 11th August, 2023, 07th November, 2023 and 12th February, 2024.

The Composition of the Stakeholders' Relationship Committee and the details of Meetings attended by its Members are given below:

Name	Category	Number of Meetings during the Financial Year 2023-24		
		Held	Eligible to Attend	Attended
Mr. Virendra Mital *(Chairman)	Independent, Non-Executive	1	1	1
Mr. Raj Narain Bhardwaj (Chairman)	Independent, Non-Executive	4	4	4
Mr. Nimish Shah	Non-Independent, Executive	4	4	2
Mrs. Chandra Iyengar	Independent, Non-Executive	1	1	1
Mr. Pramod Deshpande	Independent, Non-Executive	3	3	3

The Company is registered on the SCORES Platform as provided by SEBI.

D. Corporate Social Responsibility Committee:

The Board of Directors has constituted Corporate Social Responsibility Committee of Directors in line with the provisions of Section 135 of the Companies Act, 2013. The Role of the Committee is to formulate and recommend to the Board, a Corporate Social Responsibility Policy, recommend the amount of expenditure to be incurred on CSR Projects and Programmes and monitor them.

The extract of the CSR Policy along with the projects undertaken by the Company during the Financial Year 2023-24 is attached to the Directors Report of this Annual Report.

Terms of reference:

- Formulate and recommend to the Board, a CSR Policy indicating the activities to be undertaken by the Company as specified in Schedule VII of the Act;
- Recommend the amount of expenditure to be incurred on the activities referred to above;
- Monitor the CSR Policy of the Company from time to time;
- The Company Secretary acts as the Secretary of the Committee.

Two Meetings of Corporate Social Responsibility Committee was held during the Financial Year 2023-24. The same were held on 7th November, 2023.

Name	Category	Number of Meetings during the Financial Year 2023-24		
		Held	Eligible to Attend	Attended
Mr. Raj Narain Bhardwaj (Chairman)	Independent, Non-Executive	1	1	1
Mr. Ashokkumar Chhajaj	Non-Independent, Executive	1	1	1
Mr. Nimish Shah	Non-Independent, Executive	1	1	1
Mr. Pramod Deshpande	Independent, Non-Executive	1	1	1

E. Risk Management Committee:

The Board of Directors has constituted Risk Management Committee of Directors. The composition and terms of reference of Risk Management Committee are in compliance with the provisions of the Listing Regulations.

Terms of reference:

- The Committee ensures that the Company follows appropriate methodology, processes and systems to monitor and evaluate risks associated with the business of the Company;
- The Committee monitors and oversees implementation of the risk management policy, including evaluating the adequacy of risk management systems;
- The Committee keeps the Board updated on the nature and content of its discussions, recommendations and actions as required to be taken.

During the Financial Year 2023 - 24 no Meeting of the Risk Management Committee Meeting was held.

6. Other Non-Mandatory Committees:

a) Executive Committee:

The Executive Committee is responsible for undertaking regular, routine administrative decisions as may be required from time to time. The Executive Committee is ensuring that the decisions made by the Board of Directors are executed and reported back to the Board on a regular and systematic basis. The Executive Committee is required to work within the mandate and limits set by the Board of Directors from time to time.

The Composition of the Executive Committee as on 31st March 2024:

Name	Category
Mr. Ashokkumar B Chhajaj	Non-Independent, Executive
Mr. Nimish Shah	Non-Independent, Executive
Mr Dhiraj Jopat	Chief Financial Officer

b) Disinvestment Committee:

The Disinvestment Committee was constituted for the purpose of ensuring that any Disinvestment made by the Company in any of its Material / Non-material Subsidiaries, Associate Companies or LLPs or any other entities where the Company has a substantial stake is undertaken in a fair and transparent manner. The Disinvestment Committee works in tandem with the Audit Committee to ensure that any Disinvestments undertaken by the Company follow the laid-out standard operating procedures by the Board of Directors and on an Arms' Length Basis. The Composition of the Disinvestment Committee includes both Independent and Non-Independent Directors of the Company.

During the Financial Year 2023-24 no Meeting of the Disinvestment Committee was held.

The Composition of Disinvestment Committee of the Company as on 31st March, 2024:

Name	Category
Mr. Nimish Shah	Non-Independent, Executive
Mr. Ashokkumar B Chhajjer	Non-Independent, Executive

c) Insider Trading Compliance Committee

The Insider Trading Compliance Committee was constituted for the purpose of examining the non-compliance of the Insider Trading Compliances by the Directors and Senior Managerial Personnel of the Company, if any. The Committee conducts its proceedings for ensuring due compliance of the provisions of the SEBI (Prohibition of Insider Trading) Regulations, 2015, and for preparation and submission of the Report with Stock Exchanges and SEBI as required under the Regulations. The Composition of the Committee includes Independent Directors of the Company.

During the Financial Year 2023-24, no Meeting of the Insider Trading Compliance Committee was held.

The Composition of Insider Trading Compliance Committee of the Company as on 31st March, 2024:

Name	Category
Mr. Virendra Mital (Chairperson)*	Independent Non-Executive
Mr. Nimish Shah	Non-Independent, Executive

Mr. Virendra Mital has completed his second tenure as an Independent Director of the Company w.e.f. 22nd May, 2023.

d) Fund Raising Committee

The Fund Raising Committee was constituted for the purpose of recommending, taking actions and monitoring the matters of raising investments/funds for the company and matters related thereof.

During the Financial Year 2023-24, no Meeting of the Fund Raising Committee was held.

The Composition of Fund Raising Committee of the Company as on 31st March, 2024:

Name	Category
Mr. Ashokkumar B Chhajjer	Non-Independent, Executive
Mr. Nimish Shah	Non-Independent, Executive

7. General Body Meeting: Annual General Meeting:

a) Information about last three Annual General Meetings:

Year	AGM	Date	Time	Location
2021	38 th AGM	28.08.2021	04.00 P.M.	Through Video Conferencing/ Other Audio Visual Means (VC/OAVM). Deemed Venue was 25 th Floor, "Arihant Aura" B-Wing plot No. 13/1, TTC Industrial Area, Thane Belapur Road, turbhe, Navi Mumbai-400705
2022	39 th AGM	20.09.2022	10:00 A.M.	Through Video Conferencing/ Other Audio Visual Means (VC/OAVM). Deemed Venue was 25 th Floor, "Arihant Aura" B-Wing plot No. 13/1, TTC Industrial Area, Thane Belapur Road, turbhe, Navi Mumbai-400705
2023	40 th AGM	23.09.2023	12.30 P.M.	Through Video Conferencing/ Other Audio Visual Means (VC/OAVM). Deemed Venue was 25 th Floor, "Arihant Aura" B-Wing plot No. 13/1, TTC Industrial Area, Thane Belapur Road, turbhe, Navi Mumbai-400705

b) Information about Special Resolutions passed in previous three Annual General Meetings:

Year	AGM	Date	Particulars of Resolution Passed
2021	38 th	28.08.2021	Appointment of Mrs. Chandra Iyengar (DIN: 02821294) as an Independent Woman Director of the Company
2021	38 th	28.08.2021	To discuss and consider the matter of Raising Funds through issue of Securities
2021	38 th	28.08.2021	To approve the proposed Material Related Party Transactions for the Year 2021-22

Year	AGM	Date	Particulars of Resolution Passed
2022	39 th	20.09.2022	Continuation of term of Mr. Virendra Kumar Mital (DIN: 00376830) as an Independent Director of the Company
2022	39 th	20.09.2022	Re-appointment of Mr. Raj Narain Bharadwaj (DIN: 01571764) as an Independent Director of the Company for a second term of five consecutive years
2022	39 th	20.09.2022	To discuss and consider the matter of raising funds through issue of securities
2022	39 th	20.09.2022	To approve the proposed Material Related Party Transactions for the FY 2022-23
2022	39 th	20.09.2022	Appointment of Mr. Parth Chhajjer (DIN: 06646333) as a Whole-Time Director of the Company
2023	40 th	23.09.2023	To consider and approve re-appointment of Mr. Ashokkumar B. Chhajjer (DIN: 01965094) as the Chairman & Managing Director of the Company
2023	40 th	23.09.2023	To discuss and consider the matter of Raising Funds through issue of Securities
2023	40 th	23.09.2023	To approve the proposed Material Related Party Transactions for the Financial Year 2023-24

c) Extra Ordinary General Meeting:

During the Financial year, An Extra Ordinary General Meeting was held on 05th December, 2023.

Postal Ballot:

No Resolutions passed through Postal Ballot during the Financial Year 2023-24.

8. Disclosures:

a) Related Party Transaction:

None of the transactions with any of the Related Parties were in conflict with the interest of the Company. Details of transactions with Related Parties are disclosed in notes to the Accounts in this Annual Report. All Related Party transactions are negotiated at Arms' Length Basis and are only intended to further the interest of the Company. The Company has a Related Party Transaction Policy to determine the basis and means of entering into Related Party Transactions (in ordinary course of business or otherwise). The Audit Committee approves all the Related Party Transactions undertaken by the Company. Any recurring and routine Related Party Transactions are granted Omnibus Approval for every Financial Year, by the Audit Committee. However, all transactions covered under Omnibus Approval are also placed and approved subsequently by the Audit Committee. Any Material Related Party Transactions, i.e. Related Party Transactions entered individually or taken together with previous transactions during a financial year, exceeding Rupees 1000 Crore or 10% of the Consolidated Annual Turnover of the Company, whichever is lower, are undertaken only pursuant to the approval of the Shareholders in a General Meeting/through Postal Ballot. The details of all related party transactions, including material transactions are stated in Audited Financial Statements and in Form AOC-2 which forms part of the Annual Report. The Related Party Transaction Policy is available on www.asl.net.in for the members.

b) Compliances:

The Company has complied with all the mandatory requirements specified in SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015. The Company has also complied with mandatory and Non-Mandatory applicable rules and regulations prescribed by Stock Exchanges, SEBI or any other Statutory Authority relating to the Capital Markets. All returns/reports were filed with Stock Exchanges/other Authorities. The Company further strives and has obtained unmodified Audit opinion on Financial Statement for the Financial Year 2023-24. Further the Internal Auditor has access and report to Audit Committee.

c) Reconciliation of Share Capital Audit:

Practicing Company Secretaries carry out a Share Capital Audit to reconcile the total admitted Equity Share Capital with the National Securities Depository Limited ("NSDL") and the Central Depository Services (India) Limited ("CDSL") and the total issued and listed Equity Share Capital. The Audit report confirms that the total issued/paid-up capital is in agreement with the total number of Shares in Physical form and the total number of Dematerialized Shares held with NSDL and CDSL.

d) Code of Conduct:

The Members of the Board, Key Managerial Personnel and Senior Management have affirmed the Compliance with Code applicable to them during the Financial Year 2023 - 24. The Annual Report of the Company contains a Certificate by the Managing Director in terms of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 on the compliance declarations received from Independent Directors, Non-executive Directors, Key Managerial Personnel and Senior Management.

All Directors and the designated Employees have confirmed compliance with the Code.

e) Code of Conduct for Prevention of Insider Trading & Code of Corporate Disclosure Practices

In accordance with the SEBI (Prohibition of Insider Trading) Regulations, 2015, the Board of Directors of the Company have the Code of Practices and Procedures for fair disclosures of Unpublished Price Sensitive Information. The Code of Practices and Procedures for fair disclosures of Unpublished Price Sensitive Information is available on www.asl.net.in for the members.

9. Vigil Mechanism and Whistle Blower Policy:

The Company has put in place a Whistle Blower Policy to provide an open and transparent working environment and to promote responsible and secure Whistle Blowing System for Directors and Employees of the Company to raise concern. The Policy broadly cover instances of unethical behavior, actual or suspected fraud or violation of the Company's code of conduct, alteration of documents, fraudulent financial reporting, misappropriation/misuse of Company's assets, manipulation of Company's data, pilferage of proprietary information, abuse of authority, etc. The Policy provides adequate safeguard against victimization of Director(s)/ Employee(s) who raise the concern and have access to the Chairman of Audit Committee who is entrusted to oversee the Whistle Blower Mechanism. The Policy is available on the website of the Company at www.asl.net.in. Further, no Personnel have been denied access to the Audit Committee during the Financial Year under review.

10. CEO and CFO Certification

As required under Regulation 17 of the Listing Regulations, the CEO/CFO certificate for the financial year 2023-24 signed by Mr. Ashokkumar B Chhajjar, Managing Director was placed before the Board of Directors of the Company at their meeting held on 15th May, 2024 and is annexed to this Report as Annexure 'B'.

11. Subsidiaries Companies:

The Subsidiaries of the Company are as follows:

- a) Arihant Abode Limited.
- b) Arihant Vatika Realty Private Limited.
- c) Arihant Gruhnirman Private Limited.
- d) Arihant Aashiyana Private Limited.
- e) Dwellcons private limited.

The Audit Committee reviews the Consolidated Financial Statements of the Company, Financial Statements of the unlisted Subsidiary Companies and the investments made by its unlisted Subsidiary Companies. The Minutes of the Board Meetings along with a report on significant developments and transactions of the unlisted Subsidiary Companies are periodically placed before the Board of Directors of the Company. The Management of the unlisted subsidiary periodically brings to the notice of the Board of Directors of the Company, a statement of all significant transactions and arrangements entered into by unlisted subsidiary, if any.

The Company has appointed an Independent Director on each of its subsidiary companies.

The Company does not have any Material Listed Subsidiary Companies. However, Arihant Abode Limited and Arihant Vatika Realty Private Limited are Material unlisted subsidiaries in Financial Year 2023-24. Accordingly, pursuant to SEBI Circular dated 8th February 2019 read with Regulation 24A of SEBI (LODR) Regulations 2015, the Secretarial Audit of M/s Arihant Abode Limited and M/s Arihant Vatika Realty Private Limited has been undertaken for FY 2023-24 and the same is disclosed on the website of the Company.

The Company has a policy for determining 'Material Subsidiaries' which is disclosed on its website www.asl.net.in.

12. Certificate on Disqualification of Directors:

The Company has obtained a Certificate from a company secretary in practice that none of the directors on the board of the company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority. The same is attached as Annexure "C" to this Report.

13. Secretarial Compliance Report:

SEBI vide its Circular No. CIR/CFD/CMD1/27/2019 dated 8th February, 2019 read with section 204 of the Companies Act, 2013 and Regulation 24(A) of the Listing Regulations, directed listed entities to conduct Annual Secretarial compliance audit from a Practicing Company Secretary of all applicable SEBI Regulations and circulars/guidelines issued thereunder. The said Secretarial Compliance report as per regulation 24(A) of the Listing Regulations is required to be submitted to Stock Exchanges within 60 days of the end of the financial year. The Company has obtained the said Annual Secretarial Compliance along with Secretarial Audit Report in form MR-3 from Practicing Company Secretary and is available on the website of the Company.

14. Fees paid to Statutory Auditors

The total fees for all services paid by the listed entity and its subsidiaries, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part of during Financial Year 2023-24 is Rs 36,10,000/-

15. Disclosure relating to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The Company has formulated a Policy on prevention of Sexual Harassment in accordance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules made thereunder which is aimed at making a safe and equitable workplace for women. The Company has in place an

effective mechanism for dealing with complaints relating to sexual harassment at workplace.

The details relating to the number of complaints received and disposed of during the financial year 2023-24 are as under:

No of Complaints filed during the Financial Year	0
No of complaints disposed of during the Financial Year	0
Number of complaints pending as on end of the Financial Year	0

16. Means of Communication:

The Company regularly intimates in formation like Quarterly/ Half yearly/Annually Financial Results, updates and outcomes of Board and General Meetings, Investor and Earnings Presentation (Invitations and Outcomes) and media releases on significant developments in the Company to the Stock Exchanges. The Financial Results are normally published in Free Press Journal (English) and Navshakti (Marathi) Newspapers. All updates are also uploaded on the website of the Company on www.asl.net.in.

The presentations on performance of the Company are placed on the Company's website for the benefit of the institutional investors, analysts and other shareholders immediately after the financial results are communicated to the Stock Exchanges. The Company also conducts calls/meetings with investors immediately after declaration of financial results to brief them on the performance of the Company. These calls are attended by the Managing Director & CEO, CFO & other members of the management.

20. General Shareholder's Information:

a) Annual General Meeting:

Day:	Friday
Date:	20 th September, 2024
Time:	12.30 P.M.
Venue:	Through VC/OAVM. The Registered office of the Company shall be deemed to be the venue for the meeting.

b) Financial Calendar:

The Financial Calendar of the Company is from 1st April, 2024 to 31st March, 2025.

Board Meetings for Quarterly Results:

(Tentative and subject to change)

Quarter ended	Latest by
30 th June, 2024	20 th July, 2024
30 th September, 2025	20 th October, 2024
31 st December, 2024	20 th January, 2025
31 st March, 2025	20 th May, 2025

17. Website and Exclusive Designated E-mail id:

The Company's website www.asl.net.in has a separate dedicated section namely "Investors" where all the information relating to Shareholders are available (including the Annual Report) and to enable Investors to register their queries and/or Grievances, the Company has dedicated an exclusive e-mail investor@asl.net.in. All investors are requested to avail this facility.

Further the Policies of Companies required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are available at <http://www.asl.net.in/corporate-governance-report.html>.

18. Certificate on Corporate Governance

The Certificate from Company Secretary in Practice on compliance of Regulation 34(3) of the Listing Regulations relating to Corporate Governance is published in this Annual Report.

19. Nomination Facility

Pursuant to provisions of Section 72 of the Companies Act, 2013, Members are entitled to make nominations in respect of shares held by them. Members holding shares in physical form and intending to make/change the nomination in respect of their shares in the Company, may submit their requests in Form No. SH.13 to the Company. Members holding shares in electronic form are requested to give the nomination request to their respective DPs directly. Form No. SH.13 can be downloaded from the Company's website on www.asl.net.in.

c) Book Closure Dates:

From 14th September, 2024 to 19th September, 2024 (both days inclusive).

d) Dividend Payment Date:

Between 21st September, 2024 to 20th October, 2024

e) Shares held in electronic form:

Members holding shares in electronic form may please note that their bank details as furnished by the respective DPs to the Company will be considered for remittance of dividend as per the applicable regulations of the DPs and the Company will not be able to accede to any direct request from such Members for change/ addition/deletion in such bank details. Accordingly, the Members holding shares in electronic form are requested to ensure that their Electronic Bank Mandate is updated with their respective DPs. Further, please note that instructions, if any, already given by Members in respect of shares held in physical form, will not be automatically applicable to the dividend paid on shares held in electronic form. For Members who are unable to receive the dividend directly in their bank account through Electronic Clearing Service or any other means, due to non-registration of the Electronic Bank Mandate, the Company shall dispatch the Warrant/Bankers' Cheque/ Demand Draft through postal or courier services.

f) Liquidity of Shares:

The Equity Shares of the Company are listed on the BSE Limited and on National Stock Exchange of India Limited. The Shares of the Company are currently traded under the B Group Category. The Company has paid the listing fees to both the Stock Exchanges for the Financial Year 2023-24.

g) Listing of Equity Shares on Stock Exchanges:

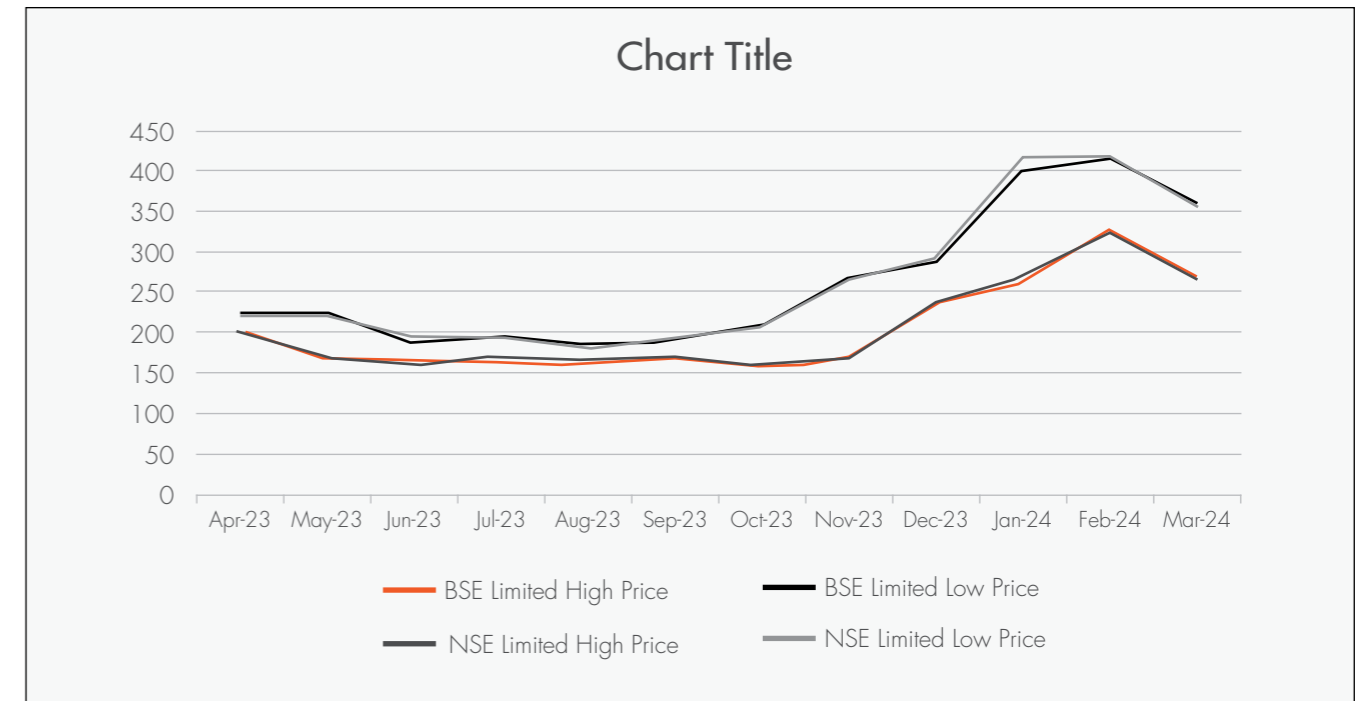
Name and Address of Stock Exchanges	BSE Limited Phiroze Jeejee bhoy Towers, Dalal Street, Mumbai - 400 001	National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
ISIN	INE643K01018	INE643K01018
Scrip Code/Symbol	506194	ARIHANTSUP
Class/Series	Equity	EQ

h) Stock Price Data:

Share Price (in Rs)

Month	BSE Limited		National Stock Exchange of India Limited	
	High Price	Low Price	High Price	Low Price
April 2023	225	199.65	224	202
May 2023	224.15	168.90	224.35	170.1
June 2023	192.00	163.10	187.2	164
July 2023	191.15	167.25	191.55	170.05
August 2023	180.70	164.35	181	164.3
September 2023	190.50	169.15	192	169
October 2023	209.85	157.75	209.95	158.55
November 2023	268.50	169.30	268	169.2
December 2023	289.65	241.45	289.8	240.1
January 2024	415.70	254.90	401.7	265.7
February 2024	416.65	321.35	416	324.25
March 2024	354.40	267.60	359.45	269.05

Stock Performance



i) Registrar and Transfer Agent (RTA):

Adroit Corporate Services Private Limited
19/20, Jaffer bhoy Industrial Estate, 1st Floor, Makwana Road, Marol Naka, Andheri (East)
Mumbai 400059
Contact No. 91-22-4227 0400
Email ID: info@adroitcorporate.com

j) Share Transfer Mechanism:

The Equity Shares of the Company being in compulsory Dematerialized form are transferable through the Depository system. Shares in Physical form should be lodged for transfer with the office of the Company's Registrar and Transfer Agent. Transfers are processed if technically found to be in order and complete in all respects.

Distribution of Equity Shareholding as on 31st March, 2024:

No. of Equity Shares held	No. of Shareholders	% age of Shareholders	No. of Shares held	% age of Shareholding
Upto 100	4674	70.73	128435	0.31
101-500	1162	17.58	304736	0.74
501-1000	249	3.77	194206	0.47
1001-2000	159	2.41	245049	0.60
2001-3000	80	1.21	208595	0.51
3001-4000	45	0.68	164030	0.40
4001-5000	44	0.67	210782	0.51
5001-10000	64	0.97	471952	1.15
10001-20000	34	0.51	483230	1.17
20001-50000	48	0.73	1806751	4.39
50001 & above	49	0.74	36942225	89.75
Total	6608	100	41159991	100

Category of Shareholders as on 31st March, 2024:

Category	No. of Shareholders	% age of Shareholders	No. of Shares held	% age of Shareholding
Residential Individuals	6259	94.72	64,34,986	15.63
Non Resident Indians (Individuals)	80	1.21	98,263	0.24
Corporate Bodies	74	1.12	27,68,518	6.73
Mutual Funds	-	-	-	-
Banks	-	-	-	-
Director (Promoter)	3	0.05	12388237	30.10
Directors	2	0.03	1496	0.00
Director Relatives	3	0.05	111443	0.27
Promoters	7	0.11	18362891	44.61
Financial Institutions	-	-	-	-
Foreign Institutional Investors	-	-	-	-
Clearing Members	-	-	-	-
Corporate Body Brokers	1	0.02	500	0.00
Investor Education and Protection Fund	1	0.02	250	0.00
Foreign Portfolio Investors	2	0.03	1437	0.00
Alternate Investment Fund	-	-	-	-
Hindu Undivided Family (HUF)	176	2.66	991970	2.41
Total	6608	100	4,11,59,991	100

k) Dematerialization of Shares:

The Shares of the Company are in compulsory Dematerialized segment and are available for trading in depository system of both National Securities Depository Limited and Central Depository Services (India) Limited. As on 31st March, 2024 is 4,11,33,837 Equity Shares (constituting 99.94%) were in Dematerialized form.

l) Outstanding Global Depository Receipts or American Depository Receipts or warrants or any convertible instruments, conversion date and likely impact on equity:

During the year under review, the Company had no outstanding Global Depository Receipts or American Depository Receipts or Warrants or any Convertible Instruments.

m) Commodity price risk or foreign exchange risk and hedging activities:

The Company does not have any exposure to commodity price risks. However, the foreign exchange exposure and the interest rate risk have not been hedged by any derivative instrument or otherwise.

n) Plant locations:

The Company does not have any manufacturing or processing plants. The Registered Office of the Company is situated at Arihant Aura, 25th Floor, B-Wing, Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Thane MH 400705.

o) Transfer of unclaimed / unpaid amounts to the Investor Education and Protection Fund (IEPF):

Pursuant to Sections 123, 124 and 125 of the Companies Act, 2013 and other applicable provisions, if any, of the Act, all unclaimed/unpaid Dividend, Application money, Debenture interest and interest on Deposits as well as the principal amount of Debentures and Deposits, as applicable, remaining unclaimed/unpaid for a period of Seven Years from the date they became due for payment, in relation to the Company, Arihant Superstructures Ltd. have been transferred to the IEPF established by the Central Government. No claim shall lie against the IEPF or the Company for the amounts so transferred prior to March 31, 2024 nor shall any payment be made in respect of such claims. Members who have not yet encashed their Dividend Warrant (s) pertaining to the Final Dividend for the Financial Year 2011-12 on wards are requested to make their claims without any delay to Company's Registrars and Transfer Agent. Pursuant to the provisions of IEPF Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("IEPF Rules"), the Company has uploaded the details of unpaid and unclaimed amounts lying with the Company on the website of the Company at www.asl.net.in.

The Company is under process to transfer an Amount of 1492.20 for the Financial Year 2010-11, being unclaimed/unpaid Dividend as on 12th August, 2019 to IEPF under Section 124(5) and Section 125(1) of Companies Act, 2013.

The following table gives information relating to outstanding Dividend accounts and the dates by which they can be claimed by the Shareholders:

Financial Year	Date of declaration of Dividend	Last Date for claiming unpaid/unclaimed
2014-15	September 25, 2015	September 24, 2022
2015-16	September 20, 2016	September 19, 2023
2016-17	September 30, 2017	September 29, 2024
2017-18	September 28, 2018	September 27, 2025
2018-19	September 26, 2019	September 25, 2026
2021-22	September 20, 2022	September 19, 2029
2022-23	September 23, 2023	September 22, 2030

Further, pursuant to the provisions of Section 124 of the Companies Act, 2013 read with the IEPF Rules, all Shares on which the Dividend has not been paid or claimed for Seven Consecutive Years or more shall be transferred to IEPF Authority as notified by the Ministry of Corporate Affairs, in due course. In accordance with the IEPF Rules, after dispatching notices and publishing Newspaper Advertisement in this regard the Company has transferred 250 Equity Shares pertaining to Financial Year 2008-09 to the IEPF Authority. The Shareholders whose Dividend/Shares is/are will be transferred to the IEPF Authority can claim the same from the IEPF Authority by following the procedure as detailed on the website of the IEPF Authority <http://iepf.gov.in/IEPFA/refund.html>.

The complete details of the shares due for transfer to IEPF along with the manner to encash dividend and claim the shares are available on the website of the company at www.asl.net.in/investors. The Company has also appointed Mr. Ashokkumar B Chhajjer, Managing Director as the Nodal Officer under the IEPF Rules for the company.

p) Address for Investor Correspondence:

For Transfer/Dematerialization of Shares, payment of Dividend on Shares and any other queries relating to the Shares, the Investors may contact the Registrar and Transfer Agents on:

Adroit Corporate Services Private Limited
19/20, Jaffer bhoy Industrial Estate, 1st Floor,
Makwana Road, Marol Naka, Andheri (East), Mumbai 400 059
Telephone : 022-28594060/022-40052115
Fax: 022 – 28503748
Email: info@adroitcorporate.com
Website: www.adroitcorporate.com

q) Details of penalties imposed by Stock Exchange or SEBI:

Sr. No	Regulations	Quarter / Month	Basic Fine Levied
1.	SOP-Reg-23(9)	Sep-23	5,000
2.	SOP-Reg-29(2) 29(3)	Feb-24	10000
3.	SOP-Reg-6(1)	Dec-23	54000
4.	SOP-Reg-6(1)	Mar-24	54000

r) Compliance of Corporate Governance requirements specified in Regulation 17 to 27 and Regulation 46(2)(b) to (i) of the Listing

Sr. No	Particulars	Regulations	Compliance Status	Compliance observed
1.	Board of Directors	17	Yes	<input type="checkbox"/> Composition and Appointment of Directors <input type="checkbox"/> Meetings and Quorum <input type="checkbox"/> Review of compliance reports and compliance certificate <input type="checkbox"/> Code of Conduct <input type="checkbox"/> Fees / compensation to Non-Executive Directors <input type="checkbox"/> Minimum information to be placed before the Board <input type="checkbox"/> Compliance Certificate <input type="checkbox"/> Risk assessment and management <input type="checkbox"/> Performance evaluation of Independent Directors <input type="checkbox"/> Recommendation of the Board for each item of Special Business
2.	Maximum No. of Directorships	17A	Yes	<input type="checkbox"/> Directorships in listed entity
3.	Audit Committee	18	Yes	<input type="checkbox"/> Composition <input type="checkbox"/> Meeting and Quorum of Committee <input type="checkbox"/> Chairperson present at the Annual General Meeting <input type="checkbox"/> Role of the Committee
4.	Nomination and Remuneration Committee	19	Yes	<input type="checkbox"/> Composition <input type="checkbox"/> Meeting and Quorum of Committee <input type="checkbox"/> Chairperson present at the Annual General Meeting <input type="checkbox"/> Role of the Committee
5.	Stakeholders Relationship Committee	20	Yes	<input type="checkbox"/> Composition <input type="checkbox"/> Meeting and Quorum of Committee <input type="checkbox"/> Chairperson present at the Annual General Meeting <input type="checkbox"/> Role of the Committee
6.	Risk Management Committee	21	Yes	<input type="checkbox"/> Composition <input type="checkbox"/> Meeting and Quorum of Committee <input type="checkbox"/> Role of the Committee
7.	Vigil Mechanism	22	Yes	<input type="checkbox"/> Review of Vigil Mechanism for Directors and employees
8.	Related Party Transactions	23	Yes	<input type="checkbox"/> Policy of Materiality of Related Party Transactions and dealing with Related Party Transactions <input type="checkbox"/> Approval including omnibus approval of Audit Committee <input type="checkbox"/> Review of Related Party Transactions <input type="checkbox"/> No material Related Party Transactions <input type="checkbox"/> Disclosure of Related Party Transactions on consolidated basis
9.	Subsidiaries of the Company	24	Yes	<input type="checkbox"/> Appointment of Company's Independent Director on the Board of the unlisted material subsidiary <input type="checkbox"/> Review of financial statements and investments of subsidiary by the Audit Committee <input type="checkbox"/> Minutes of the Board of Directors of the subsidiaries are placed at the meeting of the Board of Directors <input type="checkbox"/> Significant transactions and arrangements of unlisted subsidiary
10.	Secretarial Compliance Report	24A	Yes	<input type="checkbox"/> Secretarial Audit of the Company <input type="checkbox"/> Secretarial Audit of the Unlisted Material Subsidiaries <input type="checkbox"/> Annual Secretarial Compliance Report

Sr. No	Particulars	Regulations	Compliance Status	Compliance observed
11.	Obligations with respect to Independent Directors	25	Yes	<input type="checkbox"/> No alternate Directors for independent directors <input type="checkbox"/> Maximum Directorship and tenure <input type="checkbox"/> Shareholders approval for appointment, re-appointment or removal of independent director <input type="checkbox"/> Meetings of Independent Directors <input type="checkbox"/> Cessations and Appointment of Independent Directors <input type="checkbox"/> Familiarisation of Independent Directors <input type="checkbox"/> Declaration by Independent Directors <input type="checkbox"/> No independent director who resigned to be appointed as executive / whole time director
12.	Obligations with respect to employees including Senior Management, Key Managerial Personnel, Directors and Promoters	26	Yes	<input type="checkbox"/> Memberships / Chairmanships in Committees <input type="checkbox"/> Affirmation on compliance of Code of Conduct by Directors and Senior Management <input type="checkbox"/> Disclosures by Senior Management about potential conflicts of interest <input type="checkbox"/> No agreement with regard to compensation or profit sharing in connection with dealings in securities of the Company by Key Managerial Persons, Director and Promoter
13.	Other Corporate Governance requirements	27	Yes	<input type="checkbox"/> Compliance with discretionary requirements <input type="checkbox"/> Filing of compliance report on Corporate Governance
14.	Website	46(2) (b) to (i)	Yes	<input type="checkbox"/> Terms and conditions for appointment of Independent Directors <input type="checkbox"/> Composition of various Committees of the Board of Directors <input type="checkbox"/> Code of Conduct of Board of Directors and Senior Management Personnel <input type="checkbox"/> Details of establishment of Vigil Mechanism / Whistle-blower policy <input type="checkbox"/> Criteria of making payments to non-executive directors, if the same has not been disclosed in annual report; <input type="checkbox"/> Policy on dealing with Related Party Transactions <input type="checkbox"/> Policy for determining material subsidiaries <input type="checkbox"/> Details of familiarization programmes imparted to Independent Directors

s) Other disclosures:

- The Company had planned to issue up to 20,90,000 (Twenty Lakhs Ninety Thousand) fully convertible equity share warrants to identified non-promoter individuals/entities at a price of Rs. 180.071 (Indian Rupees One Hundred and Eighty point Seventy-One Only) per share warrant. The total amount to be raised from this issuance was up to Rs. 37,63,48,390 (Indian Rupees Thirty-Seven Crores Sixty-Three Lakhs Forty-Eight Thousand Three Hundred Ninety Only). Each warrant entitles the holder to apply for and be allotted an equivalent number of equity shares with a face value of Rs. 10 (Rupees Ten Only) per share within 18 (Eighteen) months from the date of allotment of the warrants, in one or more tranches. Of this amount, the Company has already allotted and raised funds through preferential allotment or qualified institutional placement, as specified under Regulation 32 (7A), requiring disclosure under these Regulations. A total of INR 9,40,87,097.5 (Rupees Nine Crores Forty Lakhs Eighty-Seven Thousand and Ninety-Seven and Fifty Paise) has been raised till date which are utilized for the objectives as mentioned in the Notice of the EGM dated 5th December, 2023. The funds being raised to address the Company's funding and business needs, including supporting business growth, capital expenditures, expansion plans (including investments in subsidiaries), exploring new initiatives, working capital requirements, and other general corporate purposes through the issuance of new securities for cash.

- ❑ The Company uses the NEAPS (NE Electronic Application Processing System) and BSE Corporate Compliance & the Listing Centre for submission of all documents and intimations to the Stock Exchanges on a regular basis.
- ❑ There are no disclosures on materially significant related party transactions that may have potential conflict with the interests of listed entity at large, except any as disclosed in the Financial Statements of the Company.
- ❑ In terms of Part E of Schedule II to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is moving towards a regime of financial statements with unmodified audit opinion and the company has received the Statutory Auditors Report for the Financial year 2023-24 with unmodified opinion.
- ❑ The Internal Auditors of the Committee report directly to the Audit Committee.
- ❑ The securities of the company are not suspended from trading on any recognized stock exchange.
- ❑ The company has not obtained any Credit Rating during the financial year and none of its securities have obtained a credit rating.
- ❑ There are no shares in DEMAT suspense account or unclaimed suspense account of the company, and hence no separate disclosures for the same are stated herein.

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Sd/-
Ashokkumar B Chhajjar
Chairman & Managing Director
DIN: 01965094

Place: Mumbai
Date: 15.05.2024

Financial Statements

Independent Auditor's Report

To the Members of
Arihant Superstructures Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Arihant Superstructures Limited ("the Company"), which comprise the Balance sheet as at 31 March, 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March, 2024, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the standalone financial statements for the financial year ended 31 March, 2024. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matter described below to be the key audit matter to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key Audit Matter	How the matter was addressed in our audit
<p>Inventory Valuation</p> <p>The Company's inventory comprises of ongoing and completed real estate projects, unlaunched projects, and development rights.</p> <p>The inventories are carried at a lower of cost and net realizable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions, current price and expected date of commencement and completion of the project, the estimated future selling price, the cost to complete projects and selling costs.</p> <p>Considering the significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgment in such assessment of NRV, the same has been considered a key audit matter.</p>	<p>Our audit procedure/testing includes among others</p> <ul style="list-style-type: none"> - We read and evaluate the accounting policies and disclosures made in the financial statements with respect to inventories. - Evaluating the management's valuation methodology and assessing the key estimates, data input and assumption adopted in the valuation which includes comparing expected future average selling price with available market data such as the recently transacted price for similar properties located in the nearby vicinity of each property development projects and sales budget plan maintained by the company. - Verifying the NRV assessment and comparing the estimated construction costs to complete each development with the company's updated budgets. - We have tested the NRV of the inventories to carry value in the books on a sample basis.

Key Audit Matter	How the matter was addressed in our audit
<p>Assessing the recoverability of carrying value of Investments and loans and advances made by the Company in subsidiaries</p> <p>As at March 31, 2024, the carrying values of the Company's investment in subsidiaries and other entities amounted to Rs. 9.07 Lakhs. Further, the Company has granted loans and advances to its subsidiaries amounting to Rs. 3018.78 Lakhs. Management reviews on a periodical basis whether there are any indicators of impairment of such investments and loans and advances.</p> <p>For cases where impairment indicators exist, management estimates the recoverable amounts of the investments, as being higher than fair value fewer costs of disposal, and value in use. Significant judgments are required to determine the key assumptions used in the determination of fair value in use.</p> <p>As the impairment assessment involves significant assumptions and judgment, we regard this as a key audit matter.</p>	<p>Our procedures in assessing the impairment of the investment included, among others, the following:</p> <ul style="list-style-type: none"> - We read and evaluate the accounting policies with respect to investments. - We examined the management assessment in determining whether any impairment indicators exist. - We examined the management assessment in determining whether any impairment indicators exist. - We compared the recoverable amount of the investment to the carrying value in books. - We assessed the financial condition of entities to whom loans and advances were granted by obtaining the most recent audited financial statements of such entities. - We performed inquiries with management on the project status and future business plan of entities to whom loans and advances were granted to evaluate their recover ability. - We assessed the disclosures made in the standalone financial statements regarding such investments and loans and advances

Other Information

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 identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs (financial position), profit (financial performance including Other Comprehensive Income), cash flows and changes in equity 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 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 the 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, the Company's 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 the Board of Directors either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's 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 auditors' 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 scepticism throughout the audit. We also:

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

Materiality is the magnitude of misstatements in the Standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone 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 statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors' Report) Order, 2020 issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act 2013, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the said order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the 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 the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2024, taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 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 these standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report;
 - (g) In our opinion, the managerial remuneration for the year ended March 31, 2024 has been paid/provided by the Company to its directors in accordance with the

provisions of Section 197 read with Schedule V to the Act;

- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The company has, to the extent ascertainable, disclosed the impact of pending litigations on its financial position in its standalone financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there can be any material foreseeable losses.
 - iii. The company is required to transfer Rs. 0.01 lakhs to the Investor Education and Protection Fund.
 - iv. (i) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person/entity, including foreign entities ('Intermediaries'), with the understanding, whether recorded in writing or otherwise, that the Intermediary has, 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;
 - (ii) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person/entity, including foreign entities, with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the company has 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; and

(iii) Based on our audit procedures which we have considered reasonable and appropriate in the circumstances and according to the information and explanations provided to us by the Management in this regard, nothing has come to the notice that has caused us to believe that the representations made by the Management under sub-clause (i) and (ii) contain any material misstatement.

- v. (i) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with section 123 of the Act, as applicable.
- (ii) The Board of Directors of the Company have proposed a dividend for the year which is 'subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.
- vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2024 which has 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, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with. Since proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 01, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirement for record retention is not applicable for the financial year ended March 31, 2024.

For Ummed Jain & Co.
Chartered Accountants
FRN: 119250W

CA U.M. Jain
Partner

Place: Navi Mumbai
Date: 15th May, 2024

Membership Number: 070863
UDIN: 24070863BKEHHS5831

Annexure - A to the Independent Auditors' Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory requirements' section of our Independent Auditors' Report to the members of ARIHANT SUPERSTRUCTURES LIMITED on the standalone financial statements for the year ended 31st March, 2024)

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment, and Investment properties.
The Company has maintained proper records showing full particulars of intangible assets.
- (b) The Property, Plant & Equipment of the company have been physically verified by the management during the year and no material discrepancies have been identified on such verification. In our opinion the frequency of verification is reasonable.
- (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 deeds of immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) as disclosed in the financial statements are held in the name of the Company.
- (d) The Company has not revalued any of its Properties, Plant, and Equipment (including right-of-use assets) or intangible assets or both during the year. Accordingly, the requirement under paragraph 3(i)(d) of the Order are not applicable to the Company.
- (e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in clause 3(i) (e) of the Order are not applicable to the Company.
- (ii) (a) The company inventory includes construction work in progress accordingly the requirement under paragraph 3(ii)(a) of the Order is not applicable for construction work in progress. The Inventory comprising of finished goods has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. The procedure of physical verification of inventories followed by the management is adequate in relation to the size of the company and the nature of its business. No discrepancies were noticed on verification between the physical stocks and the book records.
- (b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores in aggregate from Banks/ financial institutions on the basis of security of current assets. Accordingly, the requirement under paragraph 3(ii)(b) of the Order is not applicable to the company.
- (iii) According to the information and explanation given to us, the Company has provided loans or advances in the nature of loans or given guarantee, or provided security to any other entity.

- A. The details of such loans or advances and guarantees or security to subsidiaries, Joint Ventures, and Associates in accordance with provisions of the Companies Act, 2013 are as follow:

Particulars	Guarantees: (Rs. In Lakhs)	Security (Rs. In Lakhs)	Loans (Rs. In Lakhs)	Advances (Rs. In Lakhs)
Aggregate amount granted/provided during the year				
Subsidiaries	NIL	NIL	1280.00	NIL
Joint Ventures	NIL	NIL	NIL	NIL
Associates	NIL	NIL	NIL	NIL
Balance Outstanding as at balance sheet date in respect of above cases				
Subsidiaries	NIL	NIL	3018.78	NIL
Joint Ventures	NIL	NIL	NIL	NIL
Associates	NIL	NIL	NIL	NIL

- B. The details of such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates are as follows:

Particulars	Guarantees: (Rs. In Lakhs)	Security (Rs. In Lakhs)	Loans (Rs. In Lakhs)	Advances (Rs. In Lakhs)
Aggregate amount granted/provided during the year				
Others	NIL	NIL	NIL	NIL
Balance Outstanding as at balance sheet date in respect of above cases				
Others	NIL	NIL	NIL	NIL

- (b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the terms and conditions in relation to investments made, guarantee provided, and security given are not prejudicial to the interest of the Company.
- (c) In case of the loans or advances in the nature of the loan, the schedule of repayment of principal and payment of interest have been stipulated and the borrowers have been regular in the payment of the principal and interest.
- (d) There are no amounts overdue for more than ninety days as of the balance sheet date other than those already provided for in respect of the loan granted to Company/ Firm/ LLP/ Other Parties.
- (e) According to the information explanation provided to us, the loan or advance in the nature of the loan granted has not fallen due during the year. Hence, the requirements under clause 3(iii)(e) of the Order are not applicable to the Company.
- (f) According to the information and explanation given to us and on the basis of our examination of the records of the Company, in our opinion the Company has not granted any loans and/or advances in the nature of loans which are either repayable on demand or without specifying any terms or period of repayment except for the following loans or advances in the nature of loans to its Promoters and related parties as defined in clause (76) of section 2 of the Companies Act, 2013 ("the Act"):

Particulars	Related Parties (Rs In Lakhs)	Total Unsecured Loan (Rs. In Lakhs)
Aggregate of loans/ advances of loan	3018.78	3018.78

- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees and security made. Further, as the Company is engaged in the business of providing infrastructural facilities, the provisions of section 186 [except for sub-section (1)] are not applicable to it.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the rules framed thereunder.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for the maintenance of cost records under Section 148(1) of the Act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the records.
- (vii) (a) According to the information and explanations given to us and the records of the Company examined by

us, in our opinion, the Company is generally regular in depositing undisputed statutory dues in respect of Goods and Services Tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues though there has been a slight delay in few cases, with the appropriate authorities.

According to the information and explanations are given to us, no undisputed amounts payable in respect of Goods and Services Tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues were in arrears as at March 31, 2024, for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and the records of the Company examined by us, there is no disputed due payable in respect of statutory dues referred to in sub-clause (a) above as at March 31, 2024.
- (viii) According to the information and explanations given to us, no unrecorded transactions in books of accounts, have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.
- (c) In our opinion and according to the information explanation provided to us, money raised by way of term loans during the year have been applied for the purpose for which they were raised.
- (d) According to the information and explanations given to us, the procedures performed by us, and on an overall examination of the standalone financial statements of the Company, we report that no funds raised on a short-term basis have been used for long-term purposes by the Company.
- (e) According to the information explanation 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, associates or joint ventures.
- (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, joint ventures, or associate companies.

- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) The Company has compiled with provisions of Section 42 of Companies Act, 2013 in respect of private placement of Non-Convertible Debentures during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised.
- (xi) (a) According to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit. Hence clause (xi)(a) of the order is not applicable.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) According to the information and explanations given to us, no whistle-blower complaints were received by the company during the year.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provision stated in clause 3(xii) of the order are not applicable.
- (xiii) In our opinion and according to the information and explanations given to us and based on our examination of the records of the company, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable Indian Accounting Standards
- (xiv) (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) According to the information and explanations given to us, in our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence, provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, clause 3(xvi)(b) of the Order is 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 the audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has not incurred cash losses in 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 information and explanation given to us and on the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 indicating that Company is not capable of meeting its liabilities existing at the date of the 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 state 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 unspent amount under sub-section (5) of Section 135 of the Companies Act, 2013 pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For Ummed Jain & Co.
Chartered Accountants
FRN: 119250W

CA U.M. Jain
Partner

Place: Navi Mumbai
Date: 15th May, 2024

Membership Number: 070863
UDIN: 24070863BKEHHS5831

ANNEXURE B TO INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory requirements' section of our Independent Auditors' Report to the members of ARIHANT SUPERSTRUCTURES LIMITED on the standalone financial statements for the year ended 31st March, 2024)

Report on the Internal Financial Controls under Cause (i) of Sub-section 3 of Section 143 of the Act

We have audited the internal financial controls over financial reporting of Arihant Superstructures Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on

the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Ummed Jain & Co.
Chartered Accountants
FRN: 119250W

CA U.M. Jain
Partner

Place: Navi Mumbai
Date: 15th May, 2024

Membership Number: 070863
UDIN: 24070863BKEHHS5831

Audited Balance Sheet as at March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Particulars	Note No.	As at March 31, 2024	As at March 31, 2023
A ASSETS			
Non Current Assets			
Property, Plant & Equipment			
Tangible Assets		182.98	189.51
Intangible Assets		1.76	2.27
Capital WIP		-	-
Investment in Property	4	254.30	254.30
Financial Assets			
Investments	5	6.41	5.41
Loans	6	3,018.78	4,526.45
Other Financial Assets	7	331.71	262.62
Deferred Tax Assets (Net)	11	-	1.91
		3,795.94	5,242.47
Current Assets			
Inventories	8	17,365.77	13,203.04
Financial Assets			
Investments	5	2.66	2.68
Trade Receivable	9	1,907.46	1,894.16
Cash & Cash Equivalents	10	173.90	149.82
Loans	6	1.73	0.91
Other Financial Assets	7	653.30	527.80
Current Tax Assets	11	974.65	764.58
Other Current Assets			
Land	12	23,585.74	13,930.04
Other	13	1,074.85	1,031.39
		45,740.06	31,504.42
TOTAL		49,536.00	36,746.89
B EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	14	4,116.00	4,116.00
Other Equity	15	16,702.33	13,513.99
		20,818.33	17,629.99
Liabilities			
Non Current Liabilities			
Financial Liabilities			
Borrowings	16	15,744.69	9,283.17
Other Financial Liabilities		-	-
Deferred Tax Liabilities (net)	11	8.63	-
		15,753.32	9,313.47
Current Liabilities			
Financial Liabilities			
Borrowings	16	5,487.23	493.75
Trade Payables	17	2,471.89	2,840.27
Other Financial Liabilities	18	578.44	411.09
Current Tax Liabilities	11	-	-
Other Current Liabilities			
Advance from Customers	19	3,336.74	5,223.92
Other Current Liabilities	20	937.97	789.92
Provisions	21	152.08	74.78
		12,964.35	10,499.68
TOTAL		49,536.00	36,746.89

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopati
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Audited Statement of Profit and Loss for the quarter and year ended March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Particulars	Note No.	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
1 Income from Operations			
(a) Revenue from Operations	22	11,240.13	7,482.81
(b) Other Income	23	621.03	636.91
Total revenue		11,861.16	8,119.72
2 Expenses			
(a) Cost of construction, land and development expenses	24	10,324.95	4,834.34
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	25	(4,162.73)	(1,684.26)
(c) Employee benefits expense	26	840.08	745.62
(d) Finance costs	27	140.34	701.39
(e) Depreciation expense		38.78	39.10
(f) Other expenses	28	2,238.20	1,641.84
Total expenses		9,419.62	6,278.03
3 Profit / (Loss) before exceptional items and tax (1 - 2)		2,441.54	1,841.69
4 Exceptional Items (net)		-	-
5 Profit / (Loss) before tax (3 + 4)		2,441.54	1,841.69
6 Tax expense/(income):			
(a) Current tax expense		425.97	322.26
(b) Mat Credit Entitlement		(284.35)	(322.26)
(c) Deferred tax		7.55	(4.93)
Total Tax Expense / (Income)		149.17	(4.93)
7 Profit / (Loss) after tax (5 - 6)		2,292.37	1,846.62
8 Other Comprehensive Income			
A. Items that will not be classified to profit & loss			
Remeasurement gain / (loss) on Defined Benefit Plans		10.27	3.89
Income Tax on Items that will not be reclassified to Profit or Loss		(2.99)	(1.13)
		7.28	2.76
B. Items that will be reclassified to Statement of Profit and Loss		-	-
Other comprehensive income		7.28	2.76
9 Total Comprehensive Income for the period (7 + 8)		2,299.65	1,849.38
10 Earnings per share (of Rs. 10/- each):			
(a) Basic		5.57	4.49
(b) Diluted		5.30	4.27

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopati
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Statement of Cash Flow for the year ended March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax and before Extra ordinary Items :	2,441.54	1,841.69
Adjustment for Non Cash Items		
Depreciation & Amortisation	38.78	39.10
Loss / (Profit) on Sale of Fixed Assets	-	-
Loss / (Profit) from Partnership firm	(0.03)	(0.07)
Profit on Sale of Fixed Assets	-	-
Interest Paid	140.34	701.39
Interest Received	(588.57)	(596.35)
Rent Received	0	-
Remeasurement gain/ (loss) on defined benefit plans	7.28	2.76
Sundry balances written off	-	-
	2,039.40	1,988.52
Changes in Working Capital		
(Increase) / Decrease in Inventories	(4,162.74)	(1,684.26)
(Increase) / Decrease in Financial Assets	1,145.31	(1,502.82)
(Increase) / Decrease in Non- Financial Assets	9,698.55	(7,008.57)
Increase / (Decrease) in Financial Liability	198.95	(355.76)
Increase / (Decrease) in Non-Financial Liability	(1,661.65)	301.41
Cash flow from Operating Activities before Tax and Extraordinary Items	(12,537.18)	(8,261.47)
Income Tax paid	(351.69)	(577.94)
Cash flow from Operating Activities before Extraordinary Items	(12,888.87)	(8,839.41)
Adjustment for Extraordinary Items	-	-
Cash Generated / (Used) from Operating Activities	(12,888.87)	(8,839.41)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets (Net)	(31.74)	-
(Purchase)/Sale of Investments In property	-	(7.69)
(Purchase)/Sale of Investments In Equity	(0.98)	-
Loss / (Profit) from Partnership firm	0.03	(0.07)
Rent Received	0	-
Interest Received on Investment	588.57	596.35
Cash Generated from Investment Activities	555.82	588.59
C. CASH FLOW FROM FINANCING ACTIVITIES		
Issue of Share warrants	940.87	-
Increase/(Decrease) in Borrowing	11,455.00	9,105.86
Interest paid	(140.34)	(701.39)
Dividend and Dividend Distribution Tax Paid	(52.05)	-
Cash Generated from Financing Activities	12,203.48	8,404.47
Net Increase in Cash & Cash Equivalents	(129.57)	153.64
Opening Balance of Cash & Cash Equivalents (Net of Book o/d)	303.47	149.83
Closing Balance of Cash & Cash Equivalents	173.90	303.47
(i) Cash in Hand	7.74	3.47
(ii) Balance with Bank	166.16	146.35
(iii) Balance with Fixed Deposit	0	153.65
Closing Balance of Cash & Cash Equivalents	173.90	303.47

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May,2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Statement of Changes in Equity for the year ended March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Particulars	Equity Share Capital	Other Equity		Total Equity Attributable to Equity Holders of the Company
		Security Premium Reserve	Retained Earnings	
Balance as of April 1, 2022	4,116.00	524.40	11,140.21	15,780.61
Changes during the year				
Profit for the year	-	-	1,846.62	1,846.62
Add / (Less) : Earlier Year Tax Provision	-	-	-	-
Other Comprehensive Income				
Remeasurement of the net defined benefit plans, net of taxes	-	-	2.76	2.76
Balance as of March 31, 2023	4,116.00	524.40	12,989.59	17,629.99

Particulars	Equity Share Capital	Other Equity		Total Equity Attributable to Equity Holders of the Company
		Security Premium Reserve	Retained Earnings	
Balance as of April 1, 2023	4,116.00	524.40	12,989.59	17,629.99
Changes during the year				
Profit for the year	-	-	2,292.37	2,292.37
Add / (Less) : Earlier Year Tax Provision	-	-	-	-
Add / (Less) : Dividend Paid	-	-	(52.05)	-
Other Comprehensive Income				
Remeasurement of the net defined benefit plans, net of taxes	-	-	7.28	7.28
Balance as of March 31, 2024	4,116.00	524.40	15,237.19	19,877.59

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May,2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

1 General information

Arihant Superstructures Limited ("the Company") having CIN L51900MH1983PLC029643 is a Public Limited Company domiciled and incorporated in India and its shares are publically traded on National Stock Exchange ("NSE") and the Bombay Stock Exchange ("BSE"), India. The Company's Registered Office is located at Arihant Aura, B-Wing, 25th Floor, Plot no. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra - 400705. The operation of the Company spanned in all aspect of Real Estate Development, from the identification and Acquisition of Land, planning, execution, construction and marketing of projects. The Company has its presence in the States of Rajasthan and Maharashtra.

2 Summary of Significant Accounting Policies

2.1 Basis of preparation of Financial Statements

The Financial Statements have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and the provisions of the Companies Act, 2013.

The Financial Statements have been prepared on accrual and going concern basis under historical cost convention except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments). If no such transactions can be identified, an appropriate valuation model is used. Impairment losses of continuing operations, including impairment on inventories, are recognized.

The Financial Statements are presented in Indian Rupees ("Rs" or "₹") and all amounts are rounded to the nearest lakhs, except as stated otherwise.

The standalone Financial Statements of the Company for the year ended March 31, 2024 were approved by the Board of Directors and authorized for issue on May 15, 2024.

2.2 Use of Estimates and Judgments

The preparation of the Financial Statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the Financial Statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period and actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the Financial Statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the Financial Statements. The basis of the description is as under:

1) Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition:

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. The Company recognizes revenue when the company satisfies its performance obligation

2) Evaluation of percentage of completion for the purpose of revenue recognition:

Determination of revenue under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost of completion, the expected revenue from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the standalone Financial Statements for the period in which such changes are determined.

3) Useful life and residual value of Property, Plant and Equipment and Intangible Assets:

Useful lives of Property, Plant and Equipment and Intangible Assets are based on the life prescribed in Schedule II of the Companies Act, 2013 or based on internal technical evaluation. Assumptions are also made when the company assesses, whether an asset may be capitalized and which components of the cost of the asset may be capitalized.

4) Recognition of Deferred Tax Asset:

The extent of which deferred tax asset can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

5) Provisions 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 balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

2.3 Current versus Non-Current classification

The Company presents Assets and Liabilities in the Balance Sheet based on Current/Non-Current classification. The normal operating cycle, in the context of the Company, is the time between the acquisition of Land for a real estate project and its realization in Cash and Cash Equivalents by way of sale of developed units.

An Asset is treated as Current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or Cash Equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other Assets are classified as Non- Current. A Liability is Current when:

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

All other liabilities are classified as Non-Current.

Deferred Tax Assets and Liabilities are classified as Non-Current Assets and Liabilities.

2.4 Property, Plant and Equipment

i. Recognition and measurement

All property, plant and equipment except freehold land are stated at historical cost less accumulated depreciation. Building was recorded at fair value as deemed cost as at the date of transition to Ind AS. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost includes freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

Freehold Land is measured at fair value. Valuations are performed with sufficient frequency to ensure that the carrying value of revalued asset does not defer materially from its fair value. Revaluation surplus is recorded in Other Comprehensive Income and credited to the Revaluation reserve in Other Equity.

ii. Subsequent costs

Subsequent expenditure is capitalized only when it is probable that the future economic benefits of the expenditure will flow to the Company. All other repairs and maintenance are charged to the Standalone Ind AS Statement of Profit and Loss during the reporting period in which they are incurred.

iii. Derecognition

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. The gain or loss arising from the derecognition of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Standalone Statement of Profit and Loss when the item is derecognized.

iv. Capital work in progress

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress.

v. Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013 except for site/sales offices, sample flats and aluminium formwork wherein the estimated useful lives is determined by the management. Management believes that such estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

Class of Property, Plant and Equipment	Useful life (in years)
Buildings	30
Rented Premises	Lease Period
Plant and Machinery	5-10
Furniture & Fixtures	8-10
Vehicles	5-10
Electricals Installations	10
Equipments and facilities	5-8
Computer Hardware	3

Depreciation on addition to property plant and equipment is provided on pro-rata basis from the date of acquisition.

Depreciation on assets sold during the year is charged to the Standalone Statement of Profit and Loss up to the month preceding the month of sale.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

2.5 Intangible Assets

Intangible Assets acquired separately are measured on initial recognition at cost. Following initial recognition, Intangible Assets are carried at cost less any accumulated amortization and impairment loss. Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

On transition to Ind AS, the Company has elected to continue with the carrying value of all its Intangible Assets recognized as at 1st April, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible Assets.

The useful lives of Intangible Assets are assessed as either finite or indefinite.

Intangible Assets with finite lives are amortized on a Straight-Line Method over the useful economic life and assessed for impairment whenever there is an indication that the Intangible Asset may be impaired. The amortization period and the amortization method for an Intangible Asset are reviewed at least at the end of each reporting period and adjusted, if appropriate. The useful economic lives estimated for various classes of Intangible Assets are as follows:

Class of Intangible Assets	Useful life (in years)
Goodwill	5
Trademark and Logo	10
Software	3

Intangible Assets with indefinite useful lives are not amortized, but are tested for impairment annually.

2.6 Investment Properties

Investment properties are measured initially at cost, including transaction costs and borrowing costs, wherever applicable. Subsequent to initial recognition. Subsequent expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

On transition to Ind AS, the Company has elected to continue with the carrying value of all its Investment Properties recognized as at 1st April, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of the Investment Properties.

Investment Properties are derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of Investment Properties are included in Profit and Loss in the period of de-recognition.

2.7 Finance Costs

Borrowing costs that are directly attributable to real estate project development activities are inventoried / capitalized as part of project cost.

Borrowing costs are inventoried / capitalized as part of project cost when the activities that are necessary to prepare the inventory/ asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorization / capitalization

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

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

2.8 Leases

The Company evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116.

Company as a Lessee

The Company assesses, whether the contract is, or contains, a lease at the inception of the contract or upon the modification of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company at the commencement of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value (low-value leases). For these short-term and low-value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Company, any lease incentives received and expected costs for obligations to dismantle and remove right-of-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right-of-use asset.

Right-of-use assets are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projections for the useful life.

For lease liabilities at commencement date, the Company measures the lease liability at the present value of the future lease payments as from the commencement date of the lease to end of the lease term. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, the Company's incremental borrowing rate for the asset subject to the lease in the respective markets.

Subsequently, the Company measures the lease liability by adjusting carrying amount to reflect interest on the lease liability and lease payments made.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever there is a change to the lease terms or expected payments under the lease, or a modification that is not accounted for as a separate lease.

The portion of the lease payments attributable to the repayment of lease liabilities is recognized in cash flows used in financing activities. Also, the portion attributable to the payment of interest is included in cash flows from financing activities. Further, Short-term lease payments, payments for leases for which the underlying asset is of low-value and variable lease payments not included in the measurement of the lease liability is also included in cash flows from operating activities.

Company as a Lessor

In arrangements where the Company is the lessor, it determines at lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying asset to the counterparty (the lessee) are accounted for as finance leases. Leases that do not transfer substantially all of the risks and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognized as income in the statement of profit and loss on a straight-line basis over the lease term or another systematic basis. The Company applies another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

2.9 Non-Current Assets held for Sale

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

Non-current Assets classified as held for sale and their related Liabilities are presented separately in the Balance Sheet. Non-current Assets are not depreciated or amortized while they are classified as Held for Sale.

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.10 Dividends Declared

Provision is made for the amount of any Dividend declared, being appropriately authorized and no longer at the discretion of the Company, on or before the end of the reporting period but not distributed at the end of the reporting period.

2.11 Inventories

Construction Materials and Consumables

Construction Materials and Consumables are valued at lower of cost and net realizable value.

Land/Development Rights

Land/Development Rights are valued at lower of cost and net realizable value.

Construction work in Progress

Completed units and project development forming part of Work in Progress are valued at lower of cost and net realizable value. Cost includes direct materials, labour, project specific direct indirect expenses.

Finished Goods

Finished goods of completed projects and Stock in trade of units is valued at lower of cost or net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

Cash and Cash Equivalents

Cash and Cash Equivalent in the Balance Sheet comprise Cash at Banks and on in Hand and Short-Term Deposits maturing within twelve months from the date of Balance Sheet.

2.12 Impairment of Non-Financial Assets

The carrying amounts of Assets are reviewed at each reporting date if there is any indication of impairment based on internal / external factors. An impairment loss is recognized wherever the carrying amount of an Asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's fair value less cost of disposals and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Fair value is the price that would be received to sell an Asset or paid to transfer a Liability in orderly transaction between market participants at the measurement date. After impairment, depreciation is provided on the revised carrying amount of the Asset over its remaining useful life.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for the Company Cash Generating Unit's (CGU) to which the individual Assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses are recognized in the Statement of Profit and Loss in expense categories.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the Asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the Asset in prior years.

2.13 Provisions, Contingent Liabilities and Contingent Assets

A Provision is recognized when the Company has present determined obligations as a result of past events an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognized at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A Contingent Liability is not recognized but disclosed in the Notes to the accounts, unless the probability of an outflow of resources is remote. A Contingent Asset is generally neither recognized nor disclosed.

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.14 Financial Instruments

A. Financial Instruments - Initial recognition and measurement

Financial Assets and Financial Liabilities are recognized in the Company's Statement of Financial position when the Company becomes a party to the contractual provisions of the instrument. The Company determines the classification of its Financial Assets and Liabilities at initial recognition. All Financial Assets are recognized initially at fair value plus, in the case of Financial Assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial Assets-Subsequent measurement

The Subsequent measurement of Financial Assets depends on their classification which is as follows:

a. Financial Assets at fair value through Profit or Loss

Financial Assets at fair value through Profit and Loss include Financial Assets Held for Sale in the near term and those designated upon initial recognition at fair value through profit or loss.

b. Financial Assets measured at amortized cost

Loans and Receivables are non-derivative Financial Assets with fixed or determinable payments that are not quoted in an active market. Trade Receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor Receivables are grouped into homogenous groups and assessed for impairment collectively. Individual Trade Receivables are written off when management deems them not to be collectible.

c. Financial Assets at fair value through OCI

All Equity Investments, except Investments in Subsidiaries, Joint Ventures and Associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The Company makes an irrevocable election on an instrument by instrument basis to present in Other Comprehensive Income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the Company decides to designate an Equity Instrument at fair value through OCI, then all fair value changes on the instrument, excluding Dividends, are recognized in the OCI.

B.2. Financial Assets-Derecognition

The Company derecognizes a financial asset when the contractual rights to the cash flows from the Assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon derecognition of Equity Instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

C. Investment in Subsidiaries, Joint Ventures and Associates

Investments made by the Company in Subsidiaries, Joint Ventures and Associates are measured at cost in the Standalone Financial Statements of the Company.

D.1. Financial liabilities-Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

a. Financial Liabilities at fair value through Profit or Loss

Financial Liabilities at fair value through Profit or Loss include Financial Liabilities Held for Trading, if any.

b. Financial Liabilities measured at amortized cost

Interest bearing loans and borrowings including debentures issued by the Company are subsequently measured at amortized cost using the Effective Interest Rate method (EIR). Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortized is included in finance costs in the Statement of Profit and Loss

D.2. Financial Liabilities -Derecognition

A Financial Liability is derecognized when the obligation under the liability is discharged or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and the recognition of new liability. The difference in the respective carrying amount is recognized in the Standalone Statement of Profit and Loss.

E. Offsetting Financial Instruments

Financial Assets and Financial Liabilities are offset and the net amount reported in the Statement of Financial Position, if and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the Assets and settle the Liabilities simultaneously.

F. Fair value measurement

The Company measures certain financial instruments at fair value at each reporting date. 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 presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the Assets 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 to the Company.

The Company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

Level 1 - Quoted (unadjusted) market prices in active market for identical Assets or Liabilities.

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

Level 3 - Valuation technique for which the lowest level input that is significant to the fair value measurement is unobservable.

2.15 Selling Costs

Selling expenses related to specific projects/units are being charged to Statement of Profit and Loss in the year in which the revenue thereof is accounted.

2.16 Revenue Recognition

Revenue from contracts with customer is recognized, when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Group is expected to be entitled in exchange for those goods or services. The Group assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Group concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognized.

The specific recognition criteria for the various types of the Company's activities are described below:

i. Revenue from Real Estate Projects

The Group recognizes revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Group is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Group's performance does not have an alternate use and as per the terms of the contract, the Group has an enforceable right to payment for performance completed till date. Hence the Group transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognizes revenue over time. The Group recognizes revenue at the transaction price which is determined on the basis of agreement or letter of allotment entered into with the customer. The Group recognizes revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation. The Group would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Group recognizes revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Group uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Group recognizes revenue in proportion to the actual project cost incurred (excluding land and finance cost) as against the total estimated project cost (excluding land and finance cost).

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognized prospectively in the period in which such changes are determined.

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract

ii. Interest income

Interest income from Debt Instruments (including Fixed Deposits) is recognized using the Effective Interest Rate method. The Effective Interest Rate is that rate that exactly discounts estimated future cash receipts through the expected life of the Financial Asset to the gross carrying amount of a Financial Asset. While calculating the Effective Interest Rate, the Company estimates the expected cash flows by considering all the contractual terms of the Financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

iii. Dividends

Revenue is recognized when the Company's right to receive the payment is established.

iv. Delayed Payment Charges

Delayed Payment Charges claimed to expedite recoveries are accounted for on realization.

v. Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

vi. Rental Income

Rental income arising from operating leases is accounted over the lease terms.

2.17 Foreign Currency Transactions

Foreign Currency Transactions are translated into Indian rupee using the exchange rates prevailing on the date of the transaction. Foreign exchange gains and losses resulting from the settlement of these transactions and from the translation of monetary Assets and Liabilities denominated in foreign currencies at year end exchange rates are recognized in the Statement of Profit or Loss.

2.18 Income Taxes

Current tax

The Current Tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current Tax relating to items recognized in Other Comprehensive Income or Equity is recognized in Other Comprehensive Income or Equity, respectively.

Deferred Tax

Deferred Tax is provided using the liability method on temporary differences between the tax bases of Assets and Liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred Tax liabilities are recognized for all taxable temporary differences. Deferred tax Assets are recognized for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred Tax Assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilized.

Deferred Tax Assets and Liabilities are measured at the tax rates that are expected to apply in the year when the Asset is realized or the Liability is settled, based on tax rates (and tax laws) that have been enacted at the Reporting date.

Deferred tax relating to items recognized in Other Comprehensive Income or Equity is recognized in Other Comprehensive Income or Equity, respectively.

Deferred Tax Assets and Deferred Tax Liabilities are offset if a legally enforceable right exists to set off current tax Assets against Current Tax Liabilities.

Notes forming part of the Standalone Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.19 Earnings Per Share

The basic Earnings Per Share (EPS) is calculated by dividing the net profit or loss for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating Diluted Earnings per Share, the net profit or loss for the year attributable to the Equity Shareholders and the weighted average number of Equity Shares outstanding during the year is adjusted for the effects of all dilutive potential Equity Shares.

2.20 Exceptional Items

Exceptional items refer to items of income or expense within Statement of Profit and Loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the Company.

2.21 Retirement and Other Employee Benefits

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

Defined Contribution Plan

The Company contributes to a recognized provident fund for all its employees. Contributions are recognized as an expense when employees have rendered services entitling them to such benefits.

Gratuity (Defined Benefit Scheme)

The Company provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognized in full in the Other Comprehensive Income for the period in which they occur.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 3 Property, Plant & Equipment

The changes in carrying value of Property, Plant & Equipment for the year ended March 31, 2023

Particulars	Building	P&M & Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total
Gross carrying value as of April 1, 2022	14.43	108.14	84.24	39.95	329.11	575.87
Additions	-	2.10	5.59	-	-	7.69
(Deductions)/(Disposals)	-	-	-	-	-	-
Adjustment	-	-	-	-	-	-
Gross carrying value as of March 31, 2023	14.43	110.24	89.83	39.95	329.11	583.56
Accumulated Depreciation as of March 31, 2022	3.39	84.81	77.07	30.58	159.74	355.59
Depreciation for the year	0.56	4.76	1.89	2.09	29.17	38.46
Accumulated depreciation on deletion	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2023	3.95	89.57	78.96	32.67	188.91	394.05
Carrying Value as of March 31, 2023	10.48	20.67	10.88	7.28	140.20	189.51

The changes in carrying value of Property, Plant & Equipment for the year ended March 31, 2024

Particulars	Building	P&M & Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total
Gross carrying value as of April 1, 2023	14.43	110.24	89.83	39.95	329.11	583.56
Additions	-	0.58	6.21	0.98	24.47	32.24
(Deductions)/(Disposals)	-	-	-	-	-	-
Adjustment	-	-	-	-	-	-
Gross carrying value as of March 31, 2024	14.43	110.82	96.04	40.93	353.58	615.80
Accumulated Depreciation as of March 31, 2023	3.95	89.57	78.96	32.67	188.91	394.05
Depreciation for the year	0.52	6.28	2.85	2.08	27.04	38.77
Accumulated depreciation on deletion	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2024	4.47	95.85	81.80	34.75	215.95	432.82
Carrying Value as of March 31, 2024	9.96	14.97	14.24	6.18	137.63	182.98

Note 3a Intangible Assets

The changes in carrying value of Intangible Assets for the year ended March, 31 2023

Particulars	Software	Trademark	Total
Gross carrying value as of April 1, 2022	21.22	2.25	23.47
Additions	-	-	-
(Deductions)/(Disposals)	-	-	-
Gross carrying value as of March 31, 2023	21.22	2.25	23.47
Accumulated Depreciation as of March 31, 2022	18.31	2.25	20.56
Depreciation for the year	0.64	-	0.64
Accumulated depreciation on deletion	-	-	-
Accumulated Depreciation as of March 31, 2023	18.95	2.25	21.20
Carrying Value as of March 31, 2023	2.27	0.00	2.27

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

The changes in carrying value of Intangible Assets for the year ended March, 31 2024

Particulars	Software	Trademark	Total
Gross carrying value as of April 1, 2023	21.22	2.25	23.47
Additions	-	-	-
(Deductions)/(Disposals)	-	-	-
Gross carrying value as of March 31, 2024	21.22	2.25	23.47
Accumulated Depreciation as of March 31, 2023	18.95	2.25	21.20
Depreciation for the year	0.51	0.00	0.51
Accumulated depreciation on deletion	-	-	-
Accumulated Depreciation as of March 31, 2024	19.46	2.25	21.71
Carrying Value as of March 31, 2024	1.76	0.00	1.76

Note 4 Investments in Properties

Particulars	As at March 31, 2024	As at March 31, 2023
Non-current Investments		
Investment in Properties - Office at Arihant Aura		
	254.30	254.30
Total	254.30	254.30

Note 5 Investment

Particulars	As at March 31, 2024	As at March 31, 2023
Investment in Equity		
Subsidiary companies		
Arihant Abode Limited	3.00	3.00
Arihant Aashiyana Private Limited	1.05	1.05
Arihant Gruhnirman Private Limited	0.60	0.60
Arihant Vatika Private Limited	0.60	0.60
Dwellcons Private Limited	1.00	-
Partnership Firm		
Arihant Aksh Realty LLP	0.10	0.10
Others		
Amoghvarsh Houses Private Limited	0.06	0.06
	6.41	5.41
Current Investments		
Investment in		
Arihant Aksh Realty LLP	2.66	2.68
	2.66	2.68
Total Investment	9.07	8.09

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 6 Loans

Particulars	As at March 31, 2024	As at March 31, 2023
Non-current loans		
Loan and advances -		
- To Related Party	3,018.78	4,526.45
- To Other	-	-
	3,018.78	4,526.45
Current loans		
Loan and advances -		
- To Related Party	-	-
- To Employee	1.73	0.91
- To Other	-	-
	1.73	0.91
Total	3,020.51	4,527.36

Note

(i) The company has given Loan to Subsidiaries and its associates @ interest rate of 15%

Note 7 Other Financial Assets

Particulars	As at March 31, 2024	As at March 31, 2023
Non - current		
(a) Security Deposits	331.71	262.62
	331.71	262.62
Current		
(a) Security deposits	-	-
(a) Deposit with Government	99.18	103.08
(b) Society Maintenance Receivables	53.54	53.34
(c) Deposits with Bank	500.58	371.38
	653.30	527.80
Total	985.01	790.42

Note 8 Inventories

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Finished goods	7,330.87	1,418.49
(b) Work in Progress		
(b) Work in Progress	9,901.60	11,585.64
(c) Raw Material	133.30	198.91
Total	17,365.77	13,203.04

Note 9 Trade Receivables

Particulars	As at March 31, 2024	As at March 31, 2023
Sundry Debtors		
Unsecured, considered good	1,907.46	1,894.16
Total	1,907.46	1,894.16

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 10 Cash and Cash Equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Cash in hand	7.74	3.47
(b) Balances with banks		
(i) In current accounts	166.16	146.35
(ii) In deposit accounts	-	-
Deposits with original maturity for more than 3 months but less than 12 months		-
(ii) In deposit accounts with original maturity less than 3 months	-	-
Total	173.90	149.82

Note 11 Current Tax Assets

Particulars	As at March 31, 2024	As at March 31, 2023
Income Tax	974.65	764.58
Deferred Tax	(8.63)	1.91
Total	966.02	766.49

Note 12 Land

Particulars	As at March 31, 2024	As at March 31, 2023
Land	23,585.74	13,930.04
Total	23,585.74	13,930.04

Note 13 Other

Particulars	As at March 31, 2024	As at March 31, 2023
Prepaid expenses - Unsecured, considered good	1.98	1.30
Cenvat Credit Available	377.74	426.08
Advance for Land	236.80	57.00
Advances to Suppliers	436.29	538.41
Mat Credit Entitlement	-	-
Other Assets	22.04	8.60
Total	1,074.85	1,031.39

Note 14 Equity

Particulars	As at March 31, 2024	As at March 31, 2023
Authorised Capital		
10,00,00,000 Equity Share of Rs 10 Each	10,000.00	10,000.00
1,50,00,000 Preference Share of Rs 10 Each	1,500.00	1,500.00
Issued & Subscribed Capital		
4,11,59,991 Equity Share at Rs 10 Each	4,116.00	4,116.00
Total	4,116.00	4,116.00

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 15 Other Equity

Particulars	As at March 31, 2024	As at March 31, 2023
Security Premium		
Security Premium	524.40	524.40
General Reserve		
At Beginning of the Year	12,989.46	11,140.21
Profit for the Period (incl. OCI)	2,299.65	1,849.38
Loss from Partnership firm	-	-
Less: Dividend Paid during the year	(52.05)	-
Short Provision of Income Tax	-	-
Share Warrant		
20,90,000 Partly paid Shares Warrants of Rs 180, Rs. 45.02 paid up.	940.87	-
Total	16,702.33	13,513.99

Note 16 Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Non-current borrowings		
Secured Loans		
- Term Loan	3,312.41	1,159.44
- NCD	-	4,500.00
- Vehicle loan	25.82	41.30
Unsecured Loans		
- From Directors	11,174.34	2,189.70
- From Others	1,232.12	726.78
	15,744.69	8,617.22
Current borrowings		
Secured Loans		
- Term Loan	273.12	435.72
- NCD	5,203.15	703.15
- Vehicle loan	10.96	20.83
Unsecured Loans		
- From Directors	-	-
- From Others	-	-
	5,487.23	1,159.70
Total	21,231.92	9,776.92

Details of Borrowing :

Note

- The term loan from Bajaj Housing Finance Limited is secured by property of Arihant Paradise Realty Private Limited and personal guarantee of Director.
- Term loan from STCI Finance Limited @ 12.25% p.a. is secured by Adita project and repayable by Jan 2026.
- 45,00,000 Unlisted Unrated Secured Redeemable Non-Convertible Debentures, at 16.43% having face value of Rs. 100/- each aggregating to Rs. 45,00,00,000/- (Rs. Forty Five Crores only) issued during the year by way of private placement. The same will be repaid by Dec., 2024.
- Vehicles loans are secured against the vehicle itself having rate ranging from 8% to 9%.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 17 Trade Payables

Particulars	As at March 31, 2024	As at March 31, 2023
Trade Payables:		
From MSME		
Sundry Creditors	-	-
From Others		
Sundry Creditors	1,898.03	2,199.53
Retention	573.86	640.74
Total	2,471.89	2,840.27

Note 18 Other Financial Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Non-Current		
Interest accrued but not due	-	-
Current		
Customer security deposit	43.02	44.67
Other payables		
Book O/D	417.80	257.46
Society Maintenance Payable	-	-
Dividend Payable	0.40	-
Other Payables	117.22	108.96
Interest accrued but not due on NCD	-	-
	578.44	411.09
Total	578.44	411.09

Note 19 Advances from Customers

Particulars	As at March 31, 2024	As at March 31, 2023
Bookings Received	3,336.74	5,223.92
Total	3,336.74	5,223.92

Note 20 Other Current Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Statutory remittances	97.97	39.92
Advance against land	840.00	750.00
Total	937.97	789.92

Note 21 Provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Current		
Provision for Expenses	126.15	44.48
Provision for Dividend Tax	-	-
Provision for Gratuity	25.93	30.30
Total	152.08	74.78

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 22 Revenue From Operations

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Sale of products	1,05,00,03,876	72,70,58,016	10,500.04	7,470.65
Sale of services	7,25,00,000	2,00,00,000	725.00	200.00
Other Operative Income	15,09,241	12,16,399	15.09	12.16
Total	1,12,40,13,117	74,82,74,415	11,240.13	7,482.81

Notes :

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Sale of Product				
Arihant Aarohi	15,17,18,235	6,00,01,986	1,517.18	600.02
Arihant Arshiya	2,09,32,684	3,89,43,218	209.33	389.43
Arihant Arham	-	-	-	-
Arihant Anaika	14,40,39,778	37,29,75,691	1,440.40	3,729.76
Arihant Aangan	-	11,75,000	-	11.75
Arihant Adita	9,15,34,657	10,21,28,714	915.35	1,021.29
Arihant Anchal	10,47,40,280	15,18,33,407	1,047.40	1,518.33
Arihant Ayati	2,20,00,000	-	220.00	-
Arihant Aaradhya	50,35,06,533	-	5,035.07	-
Sales	-	-	-	-
Others	-	-	-	-
Total - Sale of products	1,03,84,72,167	72,70,58,016	10,384.73	7,270.58

Note 23 Other Income

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Interest income				
On Fixed Deposit	24,74,343	19,57,456	24.74	19.57
On Loan	5,63,82,908	5,76,78,467	563.83	576.78
Rent	3,76,049	3,92,003	3.76	3.92
Profit from Partnership firm	(2,510)	7,018	(0.03)	0.07
Profit on Sale of Fixed Assets	-	-	-	-
Other Income	28,73,432	36,56,595	28.73	36.57
Total Other Income	6,21,04,221	6,36,91,540	621.03	636.91

Notes :

Note 24 Cost of Construction, Land and Development Expenses

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Purchases	35,87,69,207	17,88,26,350	3,587.69	1,788.20
Direct Expenses	53,85,75,871	30,46,93,560	5,385.76	3,046.14
Land	13,51,49,547	-	1,351.50	-
Total	1,03,24,94,626	48,35,19,910	10,324.95	4,834.34

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 25 Changes in Inventories of Finished Goods, WIP, Stock in Trade

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Inventories at the end of the period:				
Finished Goods	73,30,87,268	14,18,48,922	7,330.87	1,418.49
Work in Progress	99,01,60,421	1,15,85,64,097	9,901.60	11,585.64
Raw Material	1,33,30,392	1,98,91,157	133.30	198.91
	1,73,65,78,081	1,32,03,04,176	17,365.77	13,203.04
Inventories at the beginning of the period:				
Finished Goods	14,18,48,922	18,80,17,625	1,418.49	1,880.18
Work in Progrss	1,15,85,64,097	94,77,14,320	11,585.64	9,477.14
Raw Material	1,98,91,157	1,61,46,423	198.91	161.46
	1,32,03,04,176	1,15,18,78,368	13,203.04	11,518.78
Net (increase) / decrease	(41,62,73,905)	(16,84,25,808)	(4,162.73)	(1,684.26)

Note 26 Employee benefits expense

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Salaries, wages and bonus	7,75,73,050	7,21,44,988	775.73	721.45
Staff welfare expenses	14,90,579	6,98,087	14.91	7.01
Contribution to provident fund	43,53,496	9,62,689	43.53	9.63
Gratuity Expenses	5,90,764	7,52,758	5.91	7.53
Total	8,40,07,888	7,45,58,522	840.08	745.65

Notes:

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Salary, Wages & Bonus	6,00,26,386	6,27,84,988	600.26	627.85
Director Remuneration	1,75,46,664	93,60,000	175.47	93.60
Total	7,75,73,050	7,21,44,988	775.73	721.45

Note 27 Finance costs

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Interest expense on:				
Interest on secured loans	1,40,28,868	5,57,97,344	140.29	557.97
Interest on unsecured loans	4,025	1,21,45,694	0.04	121.46
Others Borrowing Cost	1,145	21,95,830	0.01	21.96
Total	1,40,34,038	7,01,38,868	140.34	701.39

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 28 Other expenses

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
Administrative Expenses	3,11,26,388	2,17,73,947	311.26	217.73
Auditor Remuneration	10,00,000	18,00,000	10.00	18.00
Advertisement & Selling Exp				
Advertisement	6,53,90,333	4,65,13,379	653.90	465.90
Brokerage	5,61,02,616	3,23,20,994	561.03	323.21
Customer Benefits Exp	1,07,52,085	1,30,58,103	107.52	130.58
Exhibition & Other Exp	1,16,90,406	42,97,473	116.90	42.97
Legal and Professional Expenses	1,83,63,350	1,87,07,540	183.63	187.08
Rent, Rates & Taxes	2,16,06,483	1,87,86,347	216.06	187.86
CSR expenses	7,00,000	-	7.00	-
Donation	2,64,000	25,000	2.64	0.25
Vehicle Expenses	59,23,367	60,24,754	59.23	60.25
Interest on GST	-	-	-	-
Others	9,03,472	8,01,348	9.03	8.01
Total	22,38,22,498	16,41,08,884	2,238.20	1,641.84

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 29: Financial Instruments : Accounting classifications and fair value measurements

(i) Accounting classifications

The fair values of the financial assets and liabilities are determined at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

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

The carrying amounts of trade receivables, cash and cash equivalents, bank balances, short term deposits, trade payables, payables for acquisition of property, plant and equipment, short term loans from banks, financial institutions and other current financial assets and liabilities are considered to be the same as their fair values, due to their short-term nature.

(ii) Fair value measurements

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

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

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

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

The following table presents carrying value and fair value of financial instruments by categories and also fair value hierarchy of assets and liabilities measured at fair value :

As at March 31, 2024

Particulars	Note	Non-Current	Current	Carrying Value -Total	Classification			Fair Value			
					FVTPL	FVTOCI	Amortised Cost	Level-1	Level-2	Level-3	
Financial Assets											
Investment in Equity Instruments	5	6.25	-	6.25	-	6.25	-	-	-	-	6.25
Investment in Firm	5	0.10	-	0.10	0.10	-	-	-	-	-	0.10
Loans	6	3,018.78	1.73	3,020.51	-	-	3,020.51	-	-	-	3,020.51
Other Financial Assets	7	331.71	653.30	985.01	-	-	985.01	-	-	-	985.01
Trade Receivable	9	-	1,907.46	1,907.46	-	-	1,907.46	-	-	-	1,907.46
Cash & Cash Equivalents	10	-	238.67	238.67	-	-	238.67	-	-	-	238.67
Total		3,356.84	2,801.16	6,158.00	0.10	6.25	6,151.65	-	-	-	6,158.00
Financial Liabilities											
Borrowings	16	15,744.69	5,487.23	21,231.92	-	-	21,231.92	-	-	-	21,231.92
Trade payables	17	-	2,471.89	2,471.89	-	-	2,471.89	-	-	-	2,471.89
Other Financial Liabilities	18	-	578.44	578.44	-	-	578.44	-	-	-	578.44
Total		15,744.69	8,537.56	24,282.26	-	-	24,282.26	-	-	-	24,282.26

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

As at March 31, 2023

Particulars	Note	Non-Current	Current	Carrying Value -Total	Classification			Fair Value			
					FVTPL	FVTOCI	Amortised Cost	Level-1	Level-2	Level-3	
Financial Assets											
Investment in Equity Instruments	5	5.31	-	5.31	-	5.31	-	-	-	-	5.31
Investment in Firm	5	0.10	2.68	2.78	2.78	-	-	-	-	-	2.78
Loans	6	4,526.45	0.91	4,527.36	-	-	4,527.36	-	-	-	4,527.36
Other Financial Assets	7	262.62	156.42	419.04	-	-	419.04	-	-	-	419.04
Trade Receivable	9	-	1,894.16	1,894.16	-	-	1,894.16	-	-	-	1,894.16
Cash & Cash Equivalents	10	-	303.47	303.47	-	-	303.47	-	-	-	303.47
Total		4,794.48	2,357.64	7,152.12	2.78	5.31	7,144.03	-	-	-	7,152.12
Financial Liabilities											
Borrowings	16	9,283.17	493.75	9,776.92	-	-	9,776.92	-	-	-	9,776.92
Trade payables	17	-	2,840.27	2,840.27	-	-	2,840.27	-	-	-	2,840.27
Other Financial Liabilities	18	-	411.09	411.09	-	-	411.09	-	-	-	411.09
Total		9,283.17	3,745.12	13,028.28	-	-	13,028.28	-	-	-	13,028.28

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 30: Financial Risk Management

The Company is exposed to financial risks arising from its operations and the use of financial instruments. The Company has identified financial risks and categorised them in three parts viz.

- (i) Credit Risk,
- (ii) Liquidity Risk and
- (iii) Market Risk.

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors are responsible for developing and monitoring the Company's risk management.

The Company's risk management framework, are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

(i) Credit Risk

Credit risk refers to the possibility of a customer and other counterparties not meeting their obligations and terms and conditions which would result into financial losses. Such risk arises mainly from trade receivables, other receivables, loans and investments.

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

- i) Actual or expected significant adverse changes in business,
- ii) Actual or expected significant changes in the operating results of the counterparty,
- iii) Financial or economic conditions that are expected to cause a significant change to the counterparty's ability to meet its obligations,
- iv) Significant increase in credit risk on other financial instruments of the same counterparty,
- v) Significant changes in the value of the collateral supporting the obligation or in the quality of the third-party guarantees or credit enhancements

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognized as income in the statement of profit and loss. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables, loans and advances. The maximum exposure to credit risk in case of all the financial instruments covered below is restricted to their respective carrying amount.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Cash and cash equivalents

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the Company operates.

a) Financing arrangements

The Company has access to funds from debt markets through loan from banks. The Company invests its surplus funds in bank fixed deposits.

b) Maturities of financial liabilities

The amounts disclosed in the table are the contractual undiscounted cash flows.

As at March 31, 2024

Particulars	Less than 1 year	1 - 5 years	More than 5 year	Gross carrying amount (INR)
Long term borrowings	-	-	-	-
Short term borrowings	-	-	-	-
Trade and other payables	2,471.89	-	-	2,471.89
Other financial liabilities	578.44	-	-	578.44
Total	3,050.33	-	-	3,050.33

As at March 31, 2023

Particulars	Less than 1 year	1 - 5 years	More than 5 year	Gross carrying amount (INR)
Long term borrowings	-	9,283.17	-	9,283.17
Short term borrowings	493.75	-	-	493.75
Trade and other payables	2,840.27	-	-	2,840.27
Other financial liabilities	411.09	-	-	411.09
Total	3,745.12	9,283.17	-	13,028.28

(iii) Market Risk

The risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market price. Market risk further comprises of

- (a) Currency risk;
- (b) Interest rate risk; and

a) Currency risk

The Company is not exposed to any currency risk as the Company does not have any import payables, short term payables, short term borrowings and export receivables in foreign currency.

b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. 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.

The Management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the Management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

- Exposure to interest rate risk

The Company's interest rate risk arises from borrowings. The interest rate profile of the Company's interest bearing financial instruments as reported to the Management of the Company is as follows:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Fixed rate borrowings	15,744.69	9,341.21
Variable rate borrowing	5,487.23	435.71
Total	21,231.92	9,776.92

- Fair value sensitivity analysis for fixed-rate instruments

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest sensitivity		
Interest rate increase by 50 basis points	440.08	437.89
Interest rate decrease by 50 basis points	431.36	433.53

- Capital Management

The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern
- to provide an adequate return to shareholders

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

a) Debt Equity Ratio

The Company monitors capital using debt equity ratio. The Company's debt to equity ratios are as follows:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Long term borrowings	15,744.69	9,283.17
Short term borrowings	5,487.23	493.75
Total Borrowing	21,231.92	9,776.92
Less: Cash and cash equivalents	303.47	303.47
Net Debt	20,928.45	-303.47
Total Equity	20,818.33	17,629.99
Debt to Equity Ratio	1.01	-0.02

b) Dividends

Dividends paid during the year

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
- Interim Dividend	Rate per Share Amount in INR	NIL NIL
- Final Dividend	Rate per Share Amount in INR	NIL NIL

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 31 RELATED PARTY TRANSACTIONS

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies (Accounting Standards) Rules, 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

Details of related parties:

Description of relationship	Names of related parties
Subsidiaries	Arihant Abode Limited Arihant Aashiyana Private Limited Arihant Gruhnirman Private Limited Arihant Vatika Realty Private Limited Dwellcons Private Limited
Key Management Personnel (KMP)	Ashok B. Chhajjer Nimesh Shah Dhiraj Jopat
Relatives of KMP	Parth A Chhajjer Bhavik A Chhajjer Sangeeta A. Chhajjer
Company in which KMP / Relatives of KMP can exercise significant influence	Adinath Realty Private Limited Amoghvarsh Houses Pvt. Ltd. (earlier known as Arihant Technoinfra Pvt Ltd) Arihant Paradise Realty Pvt. Ltd Arihant Enterprises

Note: Related parties have been identified by the Management.

Details of related party transactions for the year ended 31 March, 2024

	Subsidiaries / Associates	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
Loans & Advances Given					
Current Year	1,280.00	-	-	-	1,280.00
Previous Year	3,383.00	-	-	-	3,383.00
Loan & Advances Received					
Current Year	3,292.42	-	-	-	3,292.42
Previous Year	2,400.26	-	-	-	2,400.26
Interest Received (Gross)					
Current Year	560.83	-	-	-	560.83
Previous Year	505.44	-	-	-	505.44
Loan Taken (Borrowings)					
Current Year	-	11,543.00	-	-	11,543.00
Previous Year	-	3,173.74	-	-	3,173.74
Loan Repaid					
Current Year	-	3,897.00	-	-	3,897.00
Previous Year	-	1,174.50	-	-	1,174.50
Interest Paid (Gross)					
Current Year	-	1,487.38	-	-	1,487.38
Previous Year	-	82.54	-	-	82.54

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

	Subsidiaries / Associates	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
Rent Paid (Gross)					
Current Year	-	-	-	67.48	67.48
Previous Year	-	4.80	-	50.61	55.41
Construction Contract					
Current Year	-	-	-	660.00	660.00
Previous Year	-	-	-	673.50	673.50
Purchase of materials					
Current Year	-	-	-	8.13	8.13
Previous Year	-	-	-	1.73	1.73
Advance against contract					
Current Year	-	-	-	-	-
Previous Year	-	-	-	247.88	247.88
Remuneration					
Current Year	-	148.07	-	-	148.07
Previous Year	-	166.13	-	-	166.13
Purchase of Office/Land					
Current Year	-	-	-	-	-
Previous Year	-	-	-	-	-
Loans and Advances Outstanding(Asset)					
Current Year	3,020.78	-	-	-	3,020.78
Previous Year	4,526.45	-	-	-	4,526.45
Loans and Payables Outstanding (Liability)					
Current Year	-	1,117.43	-	-	1,117.43
Previous Year	-	2,189.69	-	-	2,189.69
Deposits (Outstanding Balance)					
Current Year	-	20.00	-	15.00	35.00
Previous Year	-	20.00	-	15.00	35.00

Note 32 Disclosures under Ind-AS 33 on "Earnings Per Share"

Particulars	As at March 31, 2024	As at March 31, 2023
Earnings per share		
Basic		
Continuing operations		
Net profit / for the year from continuing operations attributable to the Equity Shareholders (₹ in Lakhs)	2,299.65	1,849.38
Weighted average number of Equity Shares	4,11,59,991	4,11,59,991
Par value per share (₹)	10.00	10.00
Earnings per share from continuing operations		
Basic (₹)	5.59	4.49
Diluted (₹)	5.59	4.49

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 33 Disclosures under Ind-AS 12 on "Income Taxes"

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred tax (liability) / asset		
Opening deferred tax (liability) / asset	1.91	(3.02)
Add/(less): Recognised/ reversed during the year	(7.55)	4.93
Closing deferred tax (liability) / asset	(5.64)	1.91

Note 34 : Foreign currency transactions

Transactions in foreign currency are accounted for at the exchange rate prevailing on the date of the transaction. All monetary items denominated in foreign currency are converted into Indian rupees at the year-end exchange rate. Following expenses incurred by the company in foreign currency during the year:

CRM Software Expenses - ₹ Nil Lakhs. (Previous Year ₹13.85 Lakhs.)

Unhedged Foreign currency

Benefits	As at March 31, 2024		As at March 31, 2023	
	Foreign Currency	Rupees	Foreign Currency	Rupees
Trade payable in USD	-	-	-	-

Note 35 : Contingent Liabilities and Commitments:

Particulars	As at March 31, 2024	As at March 31, 2023
Claim against the company not acknowledged as debts		
Corporate Guarantees Given	-	-
Disputed Taxation Matters	-	-
Disputed Land related Legal Cases	-	-
Total	-	-

Note 36 : Details of dues to Micro, Small and Medium Enterprises :

Particulars	As at March 31, 2024	As at March 31, 2023
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	-	11.59
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	Nil	Nil
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	Nil	Nil
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nil	Nil
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the years ended and as at March 31, 2024 and March 31, 2023 to Micro, Small and Medium Enterprises on account of principal or interest.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 37 : Trade Payable Ageing Schedule

Particulars	MSME	Others	Disputed dues - MSME	Disputed dues - Others
As at 31 March, 2024				
Unbilled	-	-	-	-
Not due	-	-	-	-
Less than 1 year	217.50	763.31	-	-
1 - 2 years	-	-	-	-
2 - 3 years	4.20	208.62	-	-
More than 3 years	-	1,278.27	-	-
Total	221.70	2,250.20		
As at 31 March, 2023				
Unbilled	-	-	-	-
Not due	-	-	-	-
Less than 1 year	-	1,818.40	-	-
1 - 2 years	11.59	93.79	-	-
2 - 3 years	-	35.62	-	-
More than 3 years	-	880.87	-	-
Total	11.59	2,828.68		

Note 38 : Details of Corporate Social Responsibility Expenditure (CSR)

Particulars	As at March 31, 2024	As at March 31, 2023
Gross Amount required to be spent for CSR Activity	42.92	32.34
Add / (Less) : Earlier year unspent / (overspent) amount	(1.66)	-34.00
Total Amount required to be spent for CSR Activity during the year	41.26	-1.66
Less : Amount Spent during the year	7.00	-
Unspent / (Overspent) amount outstanding	48.26	(1.66)

Note 39 : Impairment of Assets

On the basis of physical verification of assets, as specified in IND AS - 36 and cash generation capacity of those assets, in the management perception there is no impairment of such assets as appearing in the Balance Sheet as on March 31, 2024

Note 40 : Segment Information :

In accordance with Indian Accounting Standard 108 "Operating Segments" prescribed by Companies (Accounting Standards) Rules, 2015, the company has determined its primary business segment as a single segment of Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the Segment Revenue, Segment Results, Segment Assets, Segment Liabilities, total cost incurred to acquire Segment Assets, depreciation charge are all as is reflected in the financial statements.

Note 41 : Subsidiary Information :

Name of Subsidiary	No of Share	% of Holding	% of Voting Rights
Arihant Abode Limited	30,000	60%	60%
Arihant Vatika Realty Private Limited	6,000	60%	60%
Arihant Aashiyana Private Limited	6,000	60%	60%
Arihant Gruhnirman Private Limited	6,000	60%	60%
Dwellcons Private Limited	10,000	100%	100%

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 42 : Disclosure required by Clause 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	As at 31 March, 2024	As at 31 March, 2023	Maximum balance during March 31, 2024	Maximum balance during March 31, 2023
Subsidiaries				
Arihant Aashiyana Private Limited	3,328.22	2,473.10	-	2,473.10
Arihant Abode Limited	2,046.35	2,055.35	-	3,432.55
Arihant Gruhnirman Private Limited	-	-	-	-
Arihant Vatika Private Limited	3,299.69	-	-	-
Dwellcons Private Limited	2.00	-	2.00	-

Note 43 : Employee benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015.

1 Provident fund

The Company makes contribution to statutory provident fund in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952. In terms with Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015.

2 Gratuity and leave Obligation

The Company has a funded defined benefit gratuity plan and is governed by the Payment of Gratuity Act, 1972. Under the Act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age.

The following tables summarise the components of net benefit expense recognised in the Statement of Profit or Loss and the funded status and amounts recognised in the Balance Sheet for the respective plans:

2.1 Assets and Liability (Balance Sheet Position)

Particulars	As at March 31, 2024	As at March 31, 2023
Present Value of Obligation	25.93	30.30
Fair Value of Plan Assets	-	-
Surplus / (Deficit)	(25.93)	(30.30)
Effects of Asset Ceiling, if any	-	-
Net Asset / (Liability)	(25.93)	(30.30)

* The liability as at 31-03-2022 is the provisional amount, which has been provided by the Company.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.2 Changes in the Present Value of Obligation

refer para 140(a)(ii) and 141 of Ind AS19

Particulars	As at March 31, 2024	As at March 31, 2023
Present Value of Obligation as at the beginning	30.30	25.53
Current Service Cost	3.71	7.17
Interest Expense or Cost	2.20	1.49
Re-measurement (or Actuarial) (gain) / loss arising from:		
change in demographic assumptions	-	-4.28
change in financial assumptions	0.06	-1.97
experience variance (i.e. Actual experience vs assumptions)	-10.33	2.35
others	-	-
Past Service Cost	-	-
Effect of change in foreign exchange rates	-	-
Benefits Paid	-	-
Transfer In / (Out)	-	-
Effect of business combinations or disposals	-	-
Present Value of Obligation as at the end	25.93	30.30

2.3 Bifurcation of Present Value of Obligation at the end of the year as per revised Schedule III of the Companies Act, 2013

Particulars	As at March 31, 2024	As at March 31, 2023
Current Liability (Short term)	16.69	20.65
Non-Current Liability (Long term)	9.24	9.65
Present Value of Obligation	25.93	30.30

2.4 Changes in the Fair Value of Plan Assets

refer para 140(a)(i) and 141 of Ind AS19

Particulars	As at March 31, 2024	As at March 31, 2023
Fair Value of Plan Assets as at the beginning	-	-
Investment Income	-	-
Employer's Contribution	-	-
Employee's Contribution	-	-
Benefits Paid	-	-
Return on plan assets, excluding amount recognised in net interest expense	-	-
Transfer In / (Out)	-	-
Fair Value of Plan Assets as at the end	-	-

2.5 Change in the Effect of Asset Ceiling

refer para 140(a)(i) and 141 of Ind AS19

Particulars	As at March 31, 2024	As at March 31, 2023
Effect of Asset Ceiling at the beginning	-	-
Interest Expense or Cost (to the extent not recognised in net interest expense)	-	-
Re-measurement (or Actuarial) (gain)/loss arising because of change in effect of asset ceiling	-	-
Effect of Asset Ceiling at the end	-	-

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.6 Expenses Recognised in the Income Statement

refer para 57(c) of Ind AS19

Particulars	As at March 31, 2024	As at March 31, 2023
Current Service Cost	3.71	7.17
Past Service Cost	-	-
Loss / (Gain) on settlement	-	-
Net Interest Cost / (Income) on the Net Defined Benefit Liability / (Asset)	2.20	1.49
Expenses Recognised in the Income Statement	5.91	8.66

2.7 Other Comprehensive Income

refer para 57(d) of Ind AS19

Particulars	As at March 31, 2024	As at March 31, 2023
Actuarial (gains) / losses		
change in demographic assumptions	-	-4.28
change in financial assumptions	0.06	-1.97
experience variance (i.e. Actual experience vs assumptions)	-10.33	2.35
others	-	-
Return on plan assets, excluding amount recognised in net interest expense	-	-
Re-measurement (or Actuarial) (gain)/loss arising because of change in effect of asset ceiling	-	-
Components of defined benefit costs recognised in other comprehensive income	(10.27)	12.81

2.8 Major categories of Plan Assets (as percentage of Total Plan Assets)

refer para 142 of Ind AS 19

Particulars	As at March 31, 2024	As at March 31, 2023
Government of India securities	-	-
State Government securities	-	-
High quality corporate bonds	-	-
Equity shares of listed companies	-	-
Property	-	-
Special Deposit Scheme	-	-
Funds managed by Insurer	-	-
Bank balance	-	-
Other Investments	-	-
Total	-	-

Notes forming part of the Financial Statements as at March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Note 44 : Ratio Analysis and its element

Sr. No.	Particulars	March 31, 2024			March 31, 2023			% Change	Remarks for variance more than 25%
		Numerator	Denominator	Ratio	Numerator	Denominator	Ratio		
1	Current Ratio - (Current Assets / Current Liabilities)	45,740.06	12,964.35	3.53	31,504.42	9,803.43	3.21	9.79%	Increase in Current Ratio is due to increase in current asset.
2	Debt/Equity Ratio - (Paid-up Debt / Total Equity [Share Capital + Applicable Reserves])	21,231.92	20,818.33	1.02	9,776.92	17,629.99	0.55	83.90%	Increase in Debt/Equity Ratio is due to increase in long term borrowing taken during the year.
3	Debt Service Coverage Ratio - [Earnings before Interest Expenses, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt)]	2,620.66	11,595.34	0.23	2,582.18	701.39	3.68	-93.86%	Decrease in Debt Service Coverage Ratio is due to decrease in Earnings before Interest Expenses, Depreciation and Tax in the current year as compared to last year.
4	Return on Equity Ratio - (Profit after tax / Average of total Equity)	2,292.37	19,224.09	0.12	1,846.62	16,705.30	0.11	7.87%	Increase in Return on Equity Ratio is due to increase in PAT in current year as compared to last year.
5	Inventory Turnover Ratio - (Cost of Goods Sold / Average Finished Inventory)	6,162.22	6,601.52	0.93	3,150.08	12,360.91	0.25	266.29%	Increase in Inventory Turnover Ratio is due to increase in COGS in current year as compared to last year.
6	Trade Receivables Turnover Ratio - (Revenue from operations) / Average Trade receivables)	7,482.81	2,083.00	3.59	7,482.81	2,083.00	3.59	0.00%	Decrease in Trade Receivables Turnover Ratio is due to decrease in revenue from operations in current year as compared to last year.
7	Trade Payables Turnover Ratio - (Cost of Project / Average Trade payables)	4,834.34	3,154.60	1.53	4,834.34	3,154.60	1.53	0.00%	NA
8	Net Capital Turnover Ratio - (Revenue from operations / Working Capital)	11,240.13	32,775.71	0.34	7,482.81	21,700.99	0.34	-0.54%	Decrease in Net Capital Turnover Ratio is due to decrease in revenue from operations as well as increase in working capital in current year as compared to last year.
9	Net Profit Ratio - (Profit after tax / Total Income)	1,846.62	11,861.16	0.16	1,846.62	8,119.72	0.23	-31.54%	NA
10	Return on Capital Employed - ((Profit before tax (+) finance costs) / (Total Equity (+) Borrowings (-/+)) Deferred Tax Asset/Liability)	2,581.88	42,058.88	0.06	2,543.08	27,405.00	0.09	-33.85%	Decrease in Return on Capital Employed Ratio is due to decrease in PBT + Finance Cost as well as increase in Borrowings in current year as compared to last year.
11	Return on Investment - (Income from investments / Average Investments)	15.39	5.91	-0.01	0.07	2.81	0.02	-120.34%	NA

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 45

The Company has maintained proper books of account as prescribed under Section 128(1) of the Companies Act, 2013 (as amended). The books of accounts are maintained in electronic mode as required under Section 128 (1) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014 (as amended). Back-ups of books of account and other relevant books and papers maintained in electronic mode is kept as per the policy of the Company effective August 5, 2022. The back-up of the principal accounting system is kept in a server physically located in India and is done on a daily basis.

Note 46 : Other Statutory Information

- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- The Company has not identified any transactions or balances in any reporting periods with companies whose name is struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- (A) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding 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 (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
 (B) The company have not received any fund from any person or entity including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the company 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 other like on behalf of the Ultimate Beneficiaries.
- The Company does not have any transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- No Scheme of Arrangements have been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
- The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- The company is not declared wilful defaulter by any bank or financial institution or lender during the year.
- The company is not required to submit quarterly return or statement of current assets to Bank or financial institution.
- All the immovable properties are duly held and registered in the name of the company.
- The company does not have any lease assets.
- The Company has not revalued its Property, Plant and Equipment , thus valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 is not applicable.
- The company does not have any amount representing Capital work-in-progress.
- No Significant Events which could affect after the Financial position as at March 31, 2024 to a material extent have been reported by the company, after the balance sheet date till the signing of Report.

Notes forming part of the Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 47 : Event after the reporting period

The Board of Directors have recommended dividend of Rs. 1.20/- per fully paid up equity share of Rs. 10/- each for the financial year 2023-24.

Note 48 : Previous Year Figure's regrouping:

Previous year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current year's classification.

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Independent Auditor's Report

To The Members of
Arihant Superstructures Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Arihant Superstructures Limited ("the Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at March 31, 2024, 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 for the year ended on that date, and 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 (the "Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of their consolidated state of affairs of the Group as at March 31, 2024, of consolidated profit, consolidated total 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 of the consolidated financial statement in accordance with the Standards on Auditing (SAs) specified under

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

Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for 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 matter.

We have determined the matter described below to be the key audit matter to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key Audit Matter	How the matter was addressed in our audit
<p>Revenue recognition</p> <p>The Group's most significant revenue streams involve sale of residential and commercial units representing 99.75% of the total revenue from operations of the Group</p> <p>Revenue is recognised post transfer of control of residential and commercial units to customers for the amount / consideration which the Group expects to receive in exchange for those units.</p> <p>The trigger for revenue recognition is normally percentage of completion of the project. The Group records revenue, over time till the actual possession to the customers, or on actual possession to the customers, as determined by the terms of contract with customers.</p> <p>The risk for revenue being recognized in an incorrect period presents a key audit matter due to the financial significance and geographical spread of the Group's projects across different regions in India.</p>	<p>Our audit procedures on Revenue recognition included the following:</p> <ul style="list-style-type: none"> Evaluating that the Company's revenue recognition accounting policies are in line with the applicable accounting standards and their application to the key customer contracts including consistent application; Scrutinising all the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk-based criteria, with relevant underlying documentation; Conducting site visits during the year for selected projects to understand the scope and nature of the projects and to assess the progress of the projects; and Testing sample sales of units for projects with the underlying contracts, completion status and proceeds received from customers;

Key Audit Matter	How the matter was addressed in our audit
	<ul style="list-style-type: none"> Identified and tested operating effectiveness of key controls around approvals of contracts, milestone billing, intimation of possession letters / intimation of receipt of occupation certificate and controls over collection from customers.
Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete	Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete
Revenue recognition prior to receipt of Occupancy Certificate/ similar approval and intimation to the customer Revenue recognition involves significant estimates related to measurement of costs to complete for the projects. Revenue from projects is recorded based on the Group's assessment of the work completed, costs incurred and accrued and the estimate of the balance costs to complete.	Our procedures in assessing the impairment of the investment included, among others, the following: <ul style="list-style-type: none"> Compared, on a sample basis, revenue transactions recorded during the year with the underlying contracts, progress reports, invoices raised on customers and collections in bank accounts and whether the related revenue had been recognised in accordance with the Company's revenue recognition policies; Identification and testing operating effectiveness of key controls over recording of actual costs incurred for the projects; Read, analysed and identified the distinct performance obligations in these contracts. Performed analytical procedures for reasonableness of revenues disclosed by the company. Verification of construction cost and land cost directly attributable to the project.
Considering the significant estimate involved in measurement of revenue, we have considered measurement of revenue as a key audit matter.	

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

The Holding Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexes to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements and our auditor's 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 our 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 Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to preparation of these consolidated financial statements

that give a true and fair view of the consolidated financial position, consolidated financial performance, consolidated total comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the Ind AS and other accounting principles generally accepted in India. The respective Board of Directors of the companies included in the Group are responsible for maintenance of the adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; 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 Board of Directors of the companies included in the Group are responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

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

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

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

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional scepticism 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 whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities

within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated 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 Consolidated Financial Statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditors' 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 Matter

The standalone financial statements of the company for the year ended March 31, 2023, were audited by another auditor who expressed an unmodified opinion on those statements on March 31, 2023.

Our opinion on the standalone financial statements and our report on Other Legal and Regulatory requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the report of the other auditors and financial statements certified by the management.

Report on Other Legal and Regulatory Requirements

- As required by Section 143(3) of the Act, based on our audit we report that:
 - We have sought and obtained all the information and explanations which to the best of our knowledge and

- belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
- b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.
- c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), 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 the consolidated financial statements.
- d) In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors of the Company as on March 31, 2024 taken on record by the Board of Directors of the Company and its subsidiaries incorporated in India and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on March 31, 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 over financial reporting and the operating effectiveness of such controls, refer to our separate Report in "Annexure A" which is based on the auditor's reports of the Company and its subsidiary companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the internal financial control over financial reporting of those companies, for reasons stated therein.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
- i. The consolidated financial statements disclose impact of pending litigations on the consolidated financial position of the Group.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

- iii. The company is required to transfer Rs.0.01 Lakh to the Investor Education and Protection Fund.
- iv. a) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person / entity, including foreign entities ('Intermediaries'), with the understanding, whether recorded in writing or otherwise, that the Intermediary has, 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, to the best of its knowledge and belief, no funds have been received by the Company from any person / entity, including foreign entities, with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the company has 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 our audit procedures which we have considered reasonable and appropriate in the circumstances and according to the information and explanations provided to us by the Management in this regard, nothing has come to our notice that has caused us to believe that the representations made by the Management under sub-clause (1) and (2) contain any material misstatement.
- v. a) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with section 123 of the Act, as applicable.
- b) The Board of Directors of the Company have proposed a dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.
- vi. Based on our examination, which included test checks, the Company and its subsidiaries incorporated in India, have used accounting software for maintaining their respective books of account for the financial year ended March 31, 2024 which has 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, during the course

of our audit, we did not come across any instance of the audit trail feature being tampered with.

Since proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 01, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirement for record retention is not applicable for the financial year ended March 31, 2024.

- 2) In our opinion, according to information, explanations given to us, the remuneration paid by the Group, and its jointly controlled entities to its directors is within the limits prescribed under Section 197 of the Act and the rules thereunder.
- 3) With respect to matters specified in paragraph 3 (xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order" / "CARO")

Place:Navi Mumbai
Date: May 15, 2024

issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us, for the Company and its subsidiaries included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports.

For Ummed Jain & Co.
Chartered Accountants
FRN: 119250W

CA U.M. Jain
Partner

Membership Number:070863
UDIN:24070863BKEHIA3587

Annexure A to Independent Auditors' Report

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory requirements' section of our **Independent Auditors' Report** to the members of **ARIHANT SUPERSTRUCTURES LIMITED on the consolidated financial statements for the year ended 31st March, 2024**)

Report on the Internal Financial Control over Financial Reporting under Cause (i) of Sub-section 3 of Section 143 of the Act

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2024, we have audited the internal financial controls over financial reporting of Arihant Superstructures Limited (hereinafter referred to as "Company") and its subsidiary companies, which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company and its subsidiary companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies 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 ("the ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over consolidated financial reporting of the Company and its subsidiary companies, which are companies incorporated in India, 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 Companies Act, 2013, 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 consolidated 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 consolidated financial reporting and their operating effectiveness.

Our audit of internal financial controls over consolidated financial reporting included obtaining an understanding of internal financial controls over consolidated financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the 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 system over consolidated financial reporting of the Company and its subsidiary companies, which are companies incorporated in India.

Meaning of Internal Financial Controls over Consolidated Financial Reporting

A company's internal financial control over consolidated 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 unauthorised 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 Consolidated Financial Reporting

Because of the inherent limitations of internal financial controls over consolidated 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 consolidated financial reporting to future periods are subject to the risk that the internal financial control over consolidated financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Company and its subsidiary companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over consolidated financial reporting and such internal financial controls over consolidated financial reporting were operating effectively as at March 31, 2024, based on the internal control over consolidated financial reporting criteria established by the respective companies considering the essential components of

internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Consolidated Financial Reporting issued by the Institute of Chartered Accountants of India.

For Ummed Jain & Co.
Chartered Accountants
FRN: 119250W

CA U.M. Jain
Partner

Place: Navi Mumbai
Date: May 15, 2024

Membership Number: 070863
UDIN: 24070863BKEHIA3587

Audited Consolidated Statement of Assets and Liabilities as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Particulars	As at March 31, 2024 Audited	As at March 31, 2023 Audited
A ASSETS		
NON CURRENT ASSETS		
(a) Property, Plant & Equipment	936.96	1,033.15
(b) Intangible Assets	3.16	4.48
(c) Investment in Property	1,164.65	1,164.65
(d) Financial Assets		
(i) Investments in Equity	0.16	0.16
(ii) Other Financial Assets	4,389.84	3,990.38
(e) Deferred Tax Asset (net)	22.38	12.98
SUB-TOTAL	6,517.15	6,205.80
CURRENT ASSETS		
(a) Inventories	55,513.53	48,381.29
(b) Financial Assets		
(i) Investment	2.66	2.68
(ii) Trade Receivable	10,386.29	8,517.23
(iii) Cash & Cash Equivalents	1,504.69	796.11
(iv) Loans	7.04	5.84
(v) Other Financial Assets	869.44	566.29
(c) Land	39,670.78	29,323.48
(d) Current Tax Assets (Net)	341.56	176.25
(e) Other Current Assets	4,848.30	9,306.48
SUB-TOTAL	1,13,144.29	97,075.65
TOTAL ASSETS	1,19,661.44	1,03,281.45
B EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	4,116.00	4,116.00
(b) Other Equity	22,577.50	16,861.07
(c) Non-Controlling Interest	5,644.42	3,585.15
SUB-TOTAL	32,337.92	24,562.08
LIABILITIES		
NON-CURRENT LIABILITIES		
(a) Financial Liabilities		
Borrowings	41,607.98	31,755.70
(b) Provisions	137.81	67.31
SUB-TOTAL	41,745.79	31,823.01
CURRENT LIABILITIES		
(a) Financial Liabilities		
(i) Borrowings	6,131.47	1,430.48
(ii) Trade Payables		
Due to Micro and Small Enterprises	57.95	231.94
Due to Others	6,329.07	7,226.78
(iii) Other Financial Liabilities	869.66	517.24
(b) Other Current Liabilities		
(i) Advance from Customers	30,352.35	31,135.47
(ii) Other Current Liabilities	1,396.74	6,247.83
(c) Provisions	440.49	106.48
SUB-TOTAL	45,577.73	46,896.22
TOTAL EQUITY & LIABILITIES	1,19,661.44	1,03,281.45

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Audited Consolidated Financial Results for the quarter and year ended March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Particulars	Year Ended Mar 31, 2024	Year Ended Mar 31, 2023
1 Income from Operations		
(a) Revenue from Operations	50,444.35	38,944.38
(b) Other Income	684.26	228.66
Total Revenue	51,128.61	39,173.04
2 Expenses		
(a) Cost of construction, land and development expenses	37,964.86	28,163.08
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(7,132.24)	(3,683.22)
(c) Employee benefit expenses	2,599.10	1,936.25
(d) Finance costs	2,598.46	2,564.31
(e) Depreciation expense	218.77	195.37
(f) Other expenses	6,259.39	4,773.98
Total expenses	42,508.34	33,949.77
3 Profit / (loss) before exceptional items and tax (1 - 2)	8,620.27	5,223.27
4 Exceptional Items (net)	-	-
5 Profit / (loss) before tax (3 + 4)	8,620.27	5,223.27
6 Tax expense:		
(a) Current tax expense	1,980.18	1,269.93
(b) Mat Credit Entitlement	(284.35)	(322.26)
(c) Deferred tax	1.98	8.07
7 Profit / (loss) after tax (5 - 6)	6,922.46	4,267.53
8 Other Comprehensive Income		
(a) Items that will not be classified to profit & loss		
Remeasurement gain loss on defined benefit plans	(46.82)	(3.76)
Income Tax on Items that will not be reclassified to Profit or Loss	11.38	0.79
Other comprehensive income	(35.44)	(2.97)
9 Non-Controlling Interest	1,834.94	1,127.30
10 Total Comprehensive income for the period (7 + 8 - 9)	5,052.08	3,137.26
11 Earnings per share (of Rs. 10/- each):		
(a) Basic	12.27	7.62
(b) Diluted*	11.68	7.25
(not annualised for the quarter)		

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

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Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Audited Consolidated Cash Flow Statement for the year ended March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Particulars	As at March 31, 2024 Audited	As at March 31, 2023 Audited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax and before Extra ordinary Items :	9,181.10	5,223.27
Adjustment for Non Cash Items		
Depreciation & Amortisation	218.77	195.37
Interest paid	2,598.46	2,564.31
Loss on Sale of Fixed Assets	-	-
Sundry Balances written off	-	(32.18)
Excess Provision of Income Tax	-	(2.51)
Profit from partnership Firm	0.03	(0.07)
Remeasurement gain/ (loss) on defined benefit plans	(35.44)	(2.97)
Less :- Non Operating Income		
Interest Received	615.96	(153.03)
	11,346.96	7,792.19
Changes in Working Capital		
(Increase)/ Decrease in Inventories	(7,132.24)	(3,683.22)
(Increase)/ Decrease in Financial Assets	(3,144.99)	(1,827.01)
(Increase)/ Decrease in Non- Financial Assets	(5,889.12)	(12,990.25)
Increase/ (Decrease) in Financial Liability	(719.28)	1,024.59
Increase/ (Decrease) in Non- Financial Liability	(5,300.17)	9,306.59
Increase/ (Decrease) in Provisions	70.50	-
Cash flow from Operating Activities before Tax and Extraordinary Items	(10,768.34)	(377.11)
Income Tax paid	(1,861.60)	(802.93)
Cash flow from Operating Activities before Extraordinary Items	(12,629.94)	(1,180.04)
Adjustment for Extraordinary Items	-	-
Cash Generated from Operating Activities	(12,629.94)	(1,180.04)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Sale / (Purchase) of Fixed Assets (Net)	(121.26)	(310.96)
(Purchase)/Sale of Investments	0.02	(23.07)
Profit from partnership Firm	(0.03)	0.07
Interest Received	615.96	153.03
Cash Generated from Investment Activities	494.69	(180.93)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Issue of share warrants	940.87	-
Increase/ (Decrease) Borrowings	14,553.26	3,258.33
Interest paid	(2,598.46)	(2,564.31)
Dividend and Dividend Distribution Tax Paid	(52.05)	-
Cash Generated from Financing Activities	12,843.62	694.02
Net Increase in Cash & Cash Equivalents	708.58	(666.95)
Opening Balance of Cash & Cash Equivalents	796.11	1,463.06
Closing Balance of Cash & Cash Equivalents	1,504.69	796.11
Cash & Cash Equivalent Comprise of		
(i) Cash in Hand	34.21	25.31
(ii) Balance with Bank	1,093.25	451.82
(iii) Fixed Deposit	377.23	318.98
Closing Balance of Cash & Cash Equivalents	1,504.69	796.11

Note:- The above Standalone Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Consolidated Statement of Changes in Equity for the year ended March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

Particulars	Equity Share Capital	Other Equity			Non-Controlling Interest	Total Equity Attributable to Equity Holders of the Company (excluding NCI)	
		Reserves & Surplus					
		Security Premium Reserve	Capital Reserve	Retained Earnings			
As at April 1, 2022	4,116.00	524.40	0.78	13,201.11	-	2,457.85	17,842.29
Firm Tax	-	-	-	-	-	-	-
Earlier year tax expenses	-	-	-	(2.51)	-	-	(2.51)
Profit / (Loss) for the period	-	-	-	3,137.29	-	1,127.30	3,137.29
As at March 31 2023	4,116.00	524.40	0.78	16,335.89	-	3,585.15	20,977.07

Particulars	Equity Share Capital	Other Equity			Non-Controlling Interest	Total Equity Attributable to Equity Holders of the Company (excluding NCI)	
		Reserves & Surplus					
		Security Premium Reserve	Capital Reserve	Retained Earnings			
As at April 1, 2023	4,116.00	524.40	0.78	16,335.89	-	3,585.15	20,977.07
Firm Tax	-	-	-	-	-	-	-
Dividend declared/paid during the year	-	-	-	(52.05)	-	-	(52.05)
Addition/Deletion during the year	-	-	(0.13)	0	-	-	(0.13)
Profit / (Loss) for the period	-	-	-	4,491.28	-	1,834.94	4,491.28
As at March 31 2024	4,116.00	524.40	0.65	20,775.12	-	5,420.09	25,416.17

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May, 2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajjer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajjer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

1 Corporate information

Arihant Superstructures Limited ("the Company") having CIN L51900MH1983PLC029643 is a Public Limited Company domiciled and incorporated in India and its shares are publically traded on National Stock Exchange ("NSE") and the Bombay Stock Exchange ("BSE"), India. The Company's Registered Office is located at Arihant Aura, B-Wing, 25th Floor, Plot no. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra - 400705. The operation of the Company spanned in all aspect of Real Estate Development, from the identification and Acquisition of Land, planning, execution, construction and marketing of projects. The Company has its presence in the States of Rajasthan and Maharashtra.

2 Summary of Significant Accounting Policies

2.1 Basis of preparation of Financial Statements

The Financial Statements of the subsidiaries used for the purpose of consolidation are drawn upto the same reporting date as that of the Company, i.e. March 31, 2023.

The consolidated Financial Statements of the Group have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act") and the relevant provisions and amendments, as applicable. The Consolidated Financial Statements have been prepared on accrual basis under the historical cost convention except certain financial instruments, defined benefit plans and share based payments measured at fair value.

The consolidated Financial Statements of the Group for the year ended March 31, 2024 were approved by the Board of Directors and authorised for issue on May 15, 2024.

2.2 Basis of Consolidation

- i) Arihant Superstructures Limited Consolidates entities which it owns or controls. The Consolidated Financial Statements comprises the Financial Statements of the Company, its Subsidiaries as disclosed in Note 38. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.
- ii) The Consolidated Financial Statements are presented, to the extent possible, in the same format as that adopted by the Parent for Standalone Financial Statements.
- iii) The Financial Statements of the Group are consolidated on a line-by-line basis and Intra Group balances and transactions, including unrealized gain/ (loss) from such transactions, are eliminated upon consolidation.
- iv) These Consolidated Financial Statements are prepared by applying uniform Accounting Policies in use at the group. Non-Controlling Interest which represent part of the net Profit or Loss and Net Assets of subsidiaries that are not, directly or indirectly, owned or controlled by the Company, are excluded.
- v) The amount shown in respect of Reserve comprises the amount of the relevant Reserves as per the Balance Sheet of the Parent Company and its share in the post-acquisition increase in the relevant Reserve of the entity to be consolidated.
- vi) Notes to the Consolidated Financial Statements represents notes involving items which are considered material & are accordingly duly disclosed. Materiality for the purpose is assessed in relation to the information contained in the Consolidated Financial Statements. Further, additional statutory information disclosed in separate Financial Statements of the subsidiary and / or Parent having no bearing on the true & fair view of the Consolidated Financial Statements have not been disclosed in the Consolidated Financial Statements.

2.3 Use of Estimates and Judgements

The preparation of the Financial Statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the Financial Statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period and actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the Financial Statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the Financial Statements. The basis of the description is as under:

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

1) Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition:

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. The Company recognises revenue when the company satisfies its performance obligations.

2) Evaluation of percentage of completion for the purpose of revenue recognition:

Determination of revenue under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost of completion, the expected revenue from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the Standalone Financial Statements for the period in which such changes are determined.

3) Useful life and residual value of Property, Plant and Equipment and Intangible Assets:

Useful lives of Property, Plant and Equipment and Intangible Assets are based on the life prescribed in Schedule II of the Companies Act, 2013 or based on internal technical evaluation. Assumption are also made when the company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

4) Recognition of Deferred Tax Asset:

The extent of which Deferred Tax Asset can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

5) Provisions 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 balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

2.4 Current versus Non-Current classification

The Company presents Assets and Liabilities in the Balance Sheet based on Current/Non-Current classification. The normal operating cycle, in the context of the Company, is the time between the acquisition of Land for a real estate project and its realisation in Cash and Cash Equivalents by way of sale of developed units.

An Asset is treated as Current when it is:

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

All other Assets are classified as Non-Current.

A Liability is Current when:

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

All other liabilities are classified as Non-Current.

Deferred Tax Assets and Liabilities are classified as Non-Current Assets and Liabilities.

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.5 Property, Plant and Equipment

Freehold/Leasehold Land and Capital Work-in-progress is carried at cost. All other items of Property, Plant and Equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost of an item of Property, Plant and Equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the Company incurs when the item is acquired. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to Profit or Loss Statement during the reporting period in which they are incurred.

Depreciation on Property, Plant and Equipment is calculated using the Straight-Line Method to allocate their cost, net of their residual values, over their estimated useful lives. The useful lives estimated for the major classes of Property, Plant and Equipment are as follows:

Class of Property, Plant and Equipment	Useful life (in years)
Buildings	30
Rented Premises	Lease Period
Plant & Machinery	5-15
Furniture & fixtures	8-10
Vehicles	5-10
Electrical Installations	10
Equipments and facilities	5-8
Computer Hardware	3

The useful lives have been determined based on technical evaluation done by the management's experts, which in few cases are different than the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the Asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of Property, Plant and Equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the Asset is included in the Statement of Profit and Loss when the Asset is derecognised.

Assets under construction include the cost of Property, Plant and Equipment that are not ready to use at the Balance Sheet date. Advances paid to acquire Property, Plant and Equipment before the Balance Sheet date are disclosed under other Non-Current Assets. Asset under construction are not depreciated as these Assets are not yet available for use.

Capital Work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditure incurred in respect of capital projects under development and includes any attributable/allocable cost and incidental expenses. Revenues earned, if any, from such capital projects before capitalisation are adjusted against the Capital Work in progress.

2.6 Dividends Declared

Provision is made for the amount of any Dividend declared, being appropriately authorised and no longer at the discretion of the Company, on or before the end of the reporting period but not distributed at the end of the reporting period.

2.7 Investment Properties

Investment properties are measured initially at cost, including transaction costs and borrowing costs, wherever applicable. Subsequent to initial recognition, Investment Properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

Investment Properties are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of Investment Properties are included in Profit and Loss in the period of de-recognition.

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.8 Intangible Assets

Intangible Assets acquired separately are measured on initial recognition at cost. Following initial recognition, Intangible Assets are carried at cost less any accumulated amortisation and impairment loss. Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

The useful lives of Intangible Assets are assessed as either finite or indefinite.

Intangible Assets with finite lives are amortised on a Straight-Line Method over the useful economic life and assessed for impairment whenever there is an indication that the Intangible Asset may be impaired. The amortisation period and the amortisation method for an Intangible Asset are reviewed at least at the end of each reporting period and adjusted, if appropriate. The useful economic lives estimated for various classes of Intangible Assets are as follows:

Class of Intangible Assets	Useful life (in years)
Goodwill	5
Trademark and Logo	10
Software	3

Intangible Assets with indefinite useful lives are not amortised, but are tested for impairment annually.

2.9 Finance Costs

Borrowing costs that are directly attributable to the acquisition/construction of qualifying Assets or for long term project development are capitalised as part of their cost of such land till the revenue is recognised for the project.

Other borrowing costs are recognised in the Statement of Profit and Loss in the period in which they are incurred.

2.10 Non-Current Assets held for Sale

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

Non-current Assets classified as held for sale and their related Liabilities are presented separately in the Balance Sheet. Non-current Assets are not depreciated or amortised while they are classified as Held for Sale.

2.11 Inventories

Construction Materials and Consumables

Construction material and Consumables are valued at lower of cost and net realisable value.

Land/Development Rights

Land/Development Rights are valued at lower of cost and net realisable value.

Construction work in Progress

Completed units and project development forming part of Work in Progress are valued at lower of cost and net realizable value. Cost includes direct materials, labour, project specific direct indirect expenses.

Finished Goods

Finished goods of completed projects and Stock in trade of units is valued at lower of cost or net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

Cash and Cash Equivalents

Cash and Cash Equivalent in the Balance Sheet comprise Cash at Banks and on in Hand and Short-Term Deposits maturing within twelve months from the date of Balance Sheet.

2.12 Cash and Cash Equivalent

Cash and Cash Equivalent in the Balance Sheet comprise Cash at Banks and on Hand and Short-Term Deposits maturing within twelve months from the date of Balance Sheet, which are subject to an insignificant risk of changes in value.

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.13 Financial Instruments

A. Financial Instruments - Initial recognition and measurement

Financial Assets and Financial Liabilities are recognised in the Company's Statement of Financial position when the Company becomes a party to the contractual provisions of the instrument. The Company determines the classification of its Financial Assets and Liabilities at initial recognition. All Financial Assets are recognised initially at fair value plus, in the case of Financial Assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial Assets—Subsequent measurement

The Subsequent measurement of Financial Assets depends on their classification which is as follows:

a. Financial Assets at fair value through Profit or Loss

Financial Assets at fair value through Profit and Loss include Financial Assets Held for Sale in the near term and those designated upon initial recognition at fair value through profit or loss.

b. Financial Assets measured at amortised cost

Loans and Receivables are non-derivative Financial Assets with fixed or determinable payments that are not quoted in an active market. Trade Receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor Receivables are grouped into homogenous groups and assessed for impairment collectively. Individual Trade Receivables are written off when management deems them not to be collectible.

c. Financial Assets at fair value through OCI

All Equity Investments, except Investments in Subsidiaries, Joint Ventures and Associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The Company makes an irrevocable election on an instrument by instrument basis to present in Other Comprehensive Income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the Company decides to designate an Equity Instrument at fair value through OCI, then all fair value changes on the instrument, excluding Dividends, are recognized in the OCI.

B.2. Financial Assets—Derecognition

The Company derecognises a financial asset when the contractual rights to the cash flows from the Assets expire or it transfers the Financial asset and substantially all the risks and rewards of ownership of the asset.

Upon derecognition of Equity Instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

C. Investment in Subsidiaries, Joint Ventures and Associates

Investments made by the Company in Subsidiaries, Joint Ventures and Associates are measured at cost in the Standalone Financial Statements of the Company.

D.1. Financial liabilities—Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

a. Financial Liabilities at fair value through Profit or Loss

Financial Liabilities at fair value through Profit or Loss include Financial Liabilities Held for Trading, if any.

b. Financial Liabilities measured at amortised cost

Interest bearing loans and borrowings including debentures issued by the Company are subsequently measured at amortised cost using the Effective Interest Rate method (EIR). Amortised cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortised is included in finance costs in the Statement of Profit and Loss

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

D.2. Financial Liabilities—Derecognition

A Financial Liability is derecognised when the obligation under the liability is discharged or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and the recognition of new liability. The difference in the respective carrying amount is recognised in the Standalone Statement of Profit and Loss.

E. Offsetting Financial Instruments

Financial Assets and Financial Liabilities are offset and the net amount reported in the Statement of Financial Position, if and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the Assets and settle the Liabilities simultaneously.

F. Fair value measurement

The Company measures certain financial instruments at fair value at each reporting date. 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 presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the Assets 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 to the Company.

The Company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Level 1 - Quoted (unadjusted) market prices in active market for identical Assets or Liabilities.

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

Level 3 - Valuation technique for which the lowest level input that is significant to the fair value measurement is unobservable.

2.14 Selling Costs

Selling expenses related to specific projects/units are being charged to Statement of Profit and Loss in the year in which the revenue thereof is accounted.

2.15 Revenue Recognition

Revenue from contracts with customer is recognized, when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Group is expected to be entitled in exchange for those goods or services. The Group assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Group concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognized.

The specific recognition criteria for the various types of the Company's activities are described below:

i. Revenue from Real Estate Projects

The Group recognizes revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Group is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Group's performance does not have an alternate use and as per the terms of the contract, the Group has an enforceable right to payment for performance completed till date. Hence the Group transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognizes revenue over time. The Group recognizes revenue at the transaction price which is determined on the basis of agreement or letter of allotment entered into with the customer. The Group recognizes revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation. The Group would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

Group recognizes revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Group uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Group recognizes revenue in proportion to the actual project cost incurred (excluding land and finance cost) as against the total estimated project cost (excluding land and finance cost).

The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognized prospectively in the period in which such changes are determined.

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract

ii. Interest income

Interest income from Debt Instruments (including Fixed Deposits) is recognized using the Effective Interest Rate method. The Effective Interest Rate is that rate that exactly discounts estimated future cash receipts through the expected life of the Financial Asset to the gross carrying amount of a Financial Asset. While calculating the Effective Interest Rate, the Company estimates the expected cash flows by considering all the contractual terms of the Financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

iii. Dividends

Revenue is recognized when the Company's right to receive the payment is established.

iv. Delayed Payment Charges

Delayed Payment Charges claimed to expedite recoveries are accounted for on realization.

v. Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

vi. Rental Income

Rental income arising from operating leases is accounted over the lease terms.

2.16 Foreign Currency Transactions

Foreign Currency Transactions are translated into Indian rupee using the exchange rates prevailing on the date of the transaction. Foreign exchange gains and losses resulting from the settlement of these transactions and from the translation of monetary Assets and Liabilities denominated in foreign currencies at year end exchange rates are recognised in the Statement of Profit or Loss.

2.17 Income Taxes Current Tax

The Current Tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current Tax relating to items recognised in Other Comprehensive Income or Equity is recognised in Other Comprehensive Income or Equity, respectively.

Deferred Tax

Deferred Tax is provided using the liability method on temporary differences between the tax bases of Assets and Liabilities and their carrying amounts for Financial reporting purposes at the reporting date.

Deferred Tax liabilities are recognised for all taxable temporary differences. Deferred tax Assets are recognised for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred Tax Assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilised.

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

Deferred Tax Assets and Liabilities are measured at the tax rates that are expected to apply in the year when the Asset is realised or the Liability is settled, based on tax rates (and tax laws) that have been enacted at the Reporting date.

Deferred tax relating to items recognised in Other Comprehensive Income or Equity is recognised in Other Comprehensive Income or Equity, respectively.

Deferred Tax Assets and Deferred Tax Liabilities are offset if a legally enforceable right exists to set off current tax Assets against Current Tax Liabilities.

2.18 Provisions, Contingent Liabilities and Contingent Assets

A Provision is recognised when the Company has present determined obligations as a result of past events an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent Liability is not recognised but disclosed in the Notes to the accounts, unless the probability of an outflow of resources is remote.

A Contingent Asset is generally neither recognised nor disclosed.

2.19 Earnings Per Share

The basic Earnings Per Share (EPS) is calculated by dividing the net profit or loss for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating Diluted Earnings Per Share, the net profit or loss for the year attributable to the Equity Shareholders and the weighted average number of Equity Shares outstanding during the year are adjusted for the effects of all dilutive potential Equity Shares.

2.20 Exceptional Items

Exceptional items refer to items of income or expense within Statement of Profit and Loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the Company.

2.21 Impairment of Non-Financial Assets

The carrying amounts of Assets are reviewed at each reporting date if there is any indication of impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of an Asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's fair value less cost of disposals and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Fair value is the price that would be received to sell an Asset or paid to transfer a Liability in orderly transaction between market participants at the measurement date. After impairment, depreciation is provided on the revised carrying amount of the Asset over its remaining useful life.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for the Company Cash Generating Unit's (CGU) to which the individual Assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses are recognised in the Statement of Profit and Loss in expense categories.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the Asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the Asset in prior years.

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

2.22 Significant Accounting Judgments and Assumption

Property, Plant and Equipment

Property, Plant and Equipment represent a proportion of the Asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an Asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's Assets are determined by management at the time the Asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar Assets as well as anticipation of future events, which may impact their life, such as changes in technology.

Intangible Assets

The Company tests whether Intangible Assets have suffered any impairment on an annual basis. The recoverable amount of a Cash Generating Unit is determined based on value in use calculations which require the use of assumptions.

Investment Property

The charge in respect of periodic depreciation on Investment Properties is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's Investment Properties are determined by management at the time the asset is acquired and reviewed periodically, including at each Financial Year end. The lives are based on historical experience with similar Assets as well as anticipation of future events, which may impact their life, such as changes in technology.

Notes forming part of the Consolidated Financial Statements as at 31 March, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 3 Property, Plant & Equipment

The changes in carrying value of Property, Plant & Equipment for the year ended March 31, 2024

Particulars	Building	P&M & Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total
Gross carrying value as of April 1, 2023	14.43	1,167.13	133.28	341.41	538.25	2,194.49
Additions	-	69.38	13.04	0.98	37.85	121.25
(Deductions)/(Disposals)	-	-	-	-	-	-
Adjustment	-	-	-	-	-	-
Gross carrying value as of March 31, 2024	14.43	1,236.51	146.32	342.39	576.10	2,315.74
Accumulated Depreciation as of March 31, 2023	3.95	503.95	107.63	195.03	349.64	1,160.20
Depreciation for the year	0.52	141.38	11.45	26.43	38.80	218.58
Accumulated depreciation on deletion	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2024	4.47	645.33	119.08	221.46	388.44	1,378.78
Carrying Value as of March 31, 2024	9.96	591.18	27.24	120.93	187.66	936.96

The changes in carrying value of Property, Plant & Equipment for the year ended March 31, 2023

Particulars	Building	P&M & Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total
Gross carrying value as of April 1, 2022	14.43	871.96	117.49	341.41	538.25	1,883.54
Additions	-	295.17	15.79	-	-	310.95
(Deductions)/(Disposals)	-	-	-	-	-	-
Adjustment	-	-	-	-	-	-
Gross carrying value as of March 31, 2023	14.43	1,167.13	133.28	341.41	538.25	2,194.49
Accumulated Depreciation as of March 31, 2022	3.39	395.33	99.04	163.38	305.14	966.28
Depreciation for the year	0.56	108.62	8.59	31.65	44.50	193.93
Accumulated depreciation on deletion	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2023	3.95	503.95	107.63	195.03	349.64	1,160.20
Carrying Value as of March 31, 2023	10.48	663.18	25.65	146.37	188.61	1,034.29

Note 3a Intangible Assets

The changes in carrying value of Intangible Assets for the year ended March, 31 2024

Particulars	Software	Trademark	Total
Gross carrying value as of April 1, 2022	24.79	3.15	27.94
Additions	-	-	-
(Deductions)/(Disposals)	-	-	-
Gross carrying value as of March 31, 2024	24.79	3.15	27.94
Accumulated Depreciation as of March 31, 2023	21.61	3.00	24.60
Depreciation for the year	0.19	-	0.19
Accumulated depreciation on deletion	-	-	-
Accumulated Depreciation as of March 31, 2024	21.80	3.00	24.79
Carrying Value as of March 31, 2024	2.99	0.15	3.15

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

The changes in carrying value of Intangible Assets for the year ended March, 31 2023

Particulars	Software	Trademark	Total
Gross carrying value as of April 1, 2022	24.79	3.15	27.94
Additions	-	-	-
(Deductions)/(Disposals)	-	-	-
Gross carrying value as of March 31, 2023	24.79	3.15	27.94
Accumulated Depreciation as of March 31, 2022	20.27	2.89	23.15
Depreciation for the year	1.34	0.11	1.45
Accumulated depreciation on deletion	-	-	-
Accumulated Depreciation as of March 31, 2023	21.61	3.00	24.60
Carrying Value as of March 31, 2023	3.19	0.16	3.34

Note 4 Investment in Property

Particulars	As at March 31, 2024	As at March 31, 2023
Investment in Property	1,164.65	1,164.65
Total	1,164.65	1,164.65

Note 5 Investments

Particulars	As at March 31, 2024	As at March 31, 2023
Non-Current Investments		
Investment in Equity Instruments		
(i) Investment in associates	0.06	0.06
(ii) Investment in Partnership Firm	0.10	0.10
Sub- Total	0.16	0.16
Current Investments		
(i) Investment in subsidiary		
(ii) Investment in associates		
(i) Investment in Partnership Firm	2.66	2.68
Sub- Total	2.66	2.68
Total	2.82	2.84

Note 6 Loans

Particulars	As at March 31, 2024	As at March 31, 2023
Non-Current		
(Unsecured, considered good)		
(i) Loan to Related party	-	-
(ii) Loan to Others		
(iii) Loan to Employee		
	-	-
Current		
(i) Loan to Related party	-	-
(i) Loan to Others	-	-
(ii) Loan to Employee	7.04	5.84
	7.04	5.84
Total	7.04	5.84

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 7 Other Financial Assets

Particulars	As at March 31, 2024	As at March 31, 2023
Non-Current		
(i) Security Deposit	4,040.43	3,992.52
(ii) Others	-	-
(ii) Deposits with maturities more than 12 months	349.41	-
Sub- Total	4,389.84	3,992.52
Current		
(i) Security Deposit	26.14	-
(ii) Deposit With Government	289.18	293.08
(iii) Society Maintenance Receivable	53.54	53.34
(iv) Deposits with maturities more than 3 months	500.58	217.73
Sub- Total	869.44	564.15
Total	5,259.28	4,556.67

Note 8 Inventories

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Finished goods	7,675.37	1,619.83
(ii) Work in Progress	47,530.71	46,194.36
(iii) Raw Material	307.45	567.10
Total	55,513.53	48,381.29

Note 9 Trade Receivables

Particulars	As at March 31, 2024	As at March 31, 2023
Trade Receivables		
Unsecured, considered good	10,386.29	8,517.23
Total	10,386.29	8,517.23

Note 10 Cash & Cash Equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Cash in hand	34.21	25.39
(ii) Balances with banks		
(a) In current accounts	1,093.25	451.82
(b) In deposit accounts		
Deposits with original maturity for more than 3 months but less than 12 months		
Deposits with original maturity within 3 months	377.23	318.98
Total	1,504.69	796.19

Note 11 Current Tax Assets

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Income Tax	341.56	175.79
(ii) Deferred Tax Assets	22.38	12.98
Total	363.94	188.77

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 12 Land

Particulars	As at March 31, 2024	As at March 31, 2023
Land	39,109.95	29,323.48
Total	39,109.95	29,323.48

Note 13 Other current assets

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Prepaid expenses	1.98	5.91
Advance to Suppliers	1,309.77	1,282.21
Input Credit Receivable	2,141.77	1,852.50
Advance for Land	1,174.52	994.72
Jodhpur Branch	-	-
Mat Credit Entitlement	-	-
Other Assets	220.26	10.52
Total	4,848.30	4,145.86

Note 14 Equity Share Capital

Particulars	As at March 31, 2024	As at March 31, 2023
Auhtorised Capital		
10,00,00,000 Equirty Share at Rs 10 Each	10,000.00	6,000.00
1,50,00,000 Pref Share at Rs 10 Each	1,500.00	1,500.00
Issued Capital		
Issued, Subscribed and Fully paid up equity Shares	4,116.00	4,116.00
Total	4,116.00	4,116.00

Note 14 Reserve

Particulars	As at March 31, 2024	As at March 31, 2023
Security Premiun	524.40	524.40
Genral Reserve		
Balance of the Beg of the Year	16,335.71	13,202.11
Profit / Loss for the Period	4,491.28	3,137.26
Ind As Adjustment	-	-
Dividend Distribution Tax	-52.05	-
Firm Tax	-	-
Share of Partnership firm	-	-
Short Provison of Income Tax	-	(2.51)
Capital Reserve	0.83	0.78
Share Warrant		
20,90,000 Partly paid Shares Warrants of Rs 180, Rs. 45.02 paid up.	940.87	-
Total	22,241.04	16,861.07

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 14 Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Non-current borrowings		
(a) Secured Loans		
- Vechile Loan	25.82	41.30
- NCD	-	4,500.00
- Term Loan	14,106.53	9,536.52
(b) Unsecured Loans		
Loans From Relative	26,243.51	16,951.10
Loans From Others	1,232.12	726.78
Total	41,607.98	31,755.70
Current borrowings		
(a) Secured Loans		
- Vechile Loan	10.96	25.77
- NCD	5,203.15	0
- Term Loan	430.16	1,001.00
(b) Unsecured Loans		
Loans From Relative	-	330.61
Loans From Others	487.20	73.10
Total	6,131.47	1,430.48
Total	47,739.45	33,186.18

Details of Borrowing:

Note

- The term loan from Bajaj Housing Finance Limited is secured by property of Arihant Paradise Realty Private Limited and personal guarantee of Director.
- Term loan from STCI Finance Limited @ 12.25% p.a. is secured by Adita project and repayable by Jan 2026.
- 45,00,000 Unlisted Unrated Secured Redeemable Non-Convertible Debentures, at 16.43% having face value of Rs. 100/- each aggregating to Rs. 45,00,00,000/- (Rs. Forty Five Crores only) issued during the year by way of private placement. The same will be repaid by Dec., 2024.
- Vehicles loans are secured against the vehicle itself having rate ranging from 8% to 9%.

Note 15 Trade Payables

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Trade Payables:		
Sundry Creditors	4,866.30	5,399.68
Retention	1,520.68	2,059.04
Total	6,386.98	7,458.72

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 16 Other Financial Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Non-Current		
(a) Interest Accrued but not due	-	-
Current		
(a) Customer security deposit	43.02	44.67
(b) Other payables		
Society Maintenance	-	-
Book O/D	709.12	363.61
Other Financial Liability	117.22	108.96
Society Payable	-	-
(c) Interest Accrued but not due	0.30	0
	869.66	517.24
Total	869.66	517.24

Note 17 Advances from Customers

Particulars	As at March 31, 2024	As at March 31, 2023
Bookings Received	30,352.35	31,135.47
Total	30,352.35	31,135.47

Note 18 Other Current Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Other payables		
(i) Statutory remittances	306.61	122.56
(ii) Dividend Payable	0.40	-
(iii) Others Payable	249.73	220.27
(b) Advance against Land	840.00	5,905.00
Total	1,396.74	6,247.83

Note 19 Provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Current		
Provision for Expenses	440.49	106.48
Provision for Dividend Tax	-	-
	440.49	106.48
Non-Current		
Provision for Gratuity	137.81	67.31
Total	1,018.79	280.27

Note 20 Non Current Tax Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Income Tax	-	-
Deferred Tax	-	-
Total	-	-

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 21 Revenue from operations

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Manufactured finished/unfinished	49,659.70	38,671.46
Sale of Service	725.00	200.00
Other Operative Income	59.65	72.92
Total - Sale of products	50,444.35	38,944.38

Note 22 Other income

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Interest income comprises:		
Fixed Deposits	52.13	51.20
Other balances	563.83	101.83
Rent on Unsold Properties	3.76	3.92
Profit / (Loss) from Partnership firm	(0.03)	0.07
Other Income	64.57	71.64
Total - Other non-operating income	684.26	228.66

Note 23.(a) Cost of construction, land and development expenses

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Purchases	12,759.95	8,875.78
Land Cost	2,068.24	730.90
Direct Expenses	23,136.67	18,556.41
Total	37,964.86	28,163.08

Note 23.(b) Changes in inventories

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Inventories at the end of the period:		
Finished Goods	7,675.37	1,619.83
Incomplete projects (WIP)	47,530.71	46,194.36
Raw Material at site	307.45	567.10
	55,513.53	48,381.29
Inventories at the beginning of the period:		
Traded goods	1,619.83	2,067.81
Incomplete projects (WIP)	46,194.36	42,193.18
Raw Material at site	567.10	437.08
	48,381.29	44,698.07
Net (increase) / decrease	(7,132.24)	(3,683.22)

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 24 Employee benefit expenses

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Salaries, wages and bonus	2,448.91	1,831.21
Staff welfare expenses	74.87	64.89
Contribution to provident fund	51.64	15.91
Gratuity Expenses	23.68	24.24
Total	2,599.10	1,936.25

Note 25 Finance costs

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Interest expense on:		
Interest on secured loans	1,257.17	2,005.64
Interest on unsecured loans	1,191.28	500.44
Other Finance Cost	150.01	58.23
Total	2,598.46	2,564.31

Note 26 Other expenses

Particulars	Year ended Mar 31, 2024	Year ended Mar 31, 2023
Administrative Expenses	777.64	558.36
Audit fees	24.50	38.50
Advertisement & Selling Exp		
Advertisemnt Exp	1,472.79	1,063.88
Brokeage Exp	1,775.66	1,283.91
Cusotmer Benefits Exp	1,054.91	990.97
Exhibition Exp	273.72	68.23
Legal and Professional Fees	487.42	274.15
Rent, Rates & Taxes	254.16	369.88
Corporate social responsibility	12.99	-
Vechile Running Exp	105.61	106.64
Donation	2.64	2.17
Others	17.35	17.29
Total	6,259.39	4,773.98

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024 (All amounts in INR Lakhs except as stated otherwise)

Note 27: Financial Instruments : Accounting classifications and fair value measurements

(i) Accounting classifications

The fair values of the financial assets and liabilities are determined at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

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

The carrying amounts of trade receivables, cash and cash equivalents, bank balances, short term deposits, trade payables, bank balances, short term deposits, trade payables, payables for acquisition of property, plant and equipment, short term loans from banks, financial institutions and other current financial assets and liabilities are considered to be the same as their fair values, due to their short-term nature.

(ii) Fair value measurements

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

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

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

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

The following table presents carrying value and fair value of financial instruments by categories and also fair value hierarchy of assets and liabilities measured at fair value :

As at March 31, 2024

Particulars	Note	Non-Current	Current	Carrying Value - Total	Classification			Fair Value				
					FVTPL	FVTOCI	Amortised Cost	Level-1	Level-2	Level-3		
Financial Assets												
Investment in Equity Instruments	5	0.06	-	0.06	-	0.06	-	-	-	-	-	0.06
Investment in Firm	5	0.10	2.66	2.76	2.76	-	-	-	-	-	-	2.76
Loans	6	-	7.04	7.04	-	-	7.04	-	-	-	-	7.04
Other Financial Assets	7	4,389.84	869.44	5,259.28	-	-	5,259.28	-	-	-	-	5,259.28
Trade Receivable	9	-	10,386.29	10,386.29	-	-	10,386.29	-	-	-	-	10,386.29
Cash & Cash Equivalents	10	-	1,504.69	1,504.69	-	-	1,504.69	-	-	-	-	1,504.69
Total		4,390.00	12,770.12	17,160.12	2.76	0.06	17,157.30	-	-	-	-	17,160.12
Financial Liabilities												
Borrowings	16	41,607.98	6,131.47	47,739.45	-	-	47,739.45	-	-	-	-	47,739.45
Trade payables	17	-	6,387.06	6,387.06	-	-	6,387.06	-	-	-	-	6,387.06
Other Financial Liabilities	18	-	869.66	869.66	-	-	869.66	-	-	-	-	869.66
Total		41,607.98	13,388.19	54,996.17	-	-	54,996.17	-	-	-	-	54,996.17

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024
(All amounts in INR Lakhs except as stated otherwise)

As at March 31, 2023

Particulars	Note	Non-Current	Current	Carrying Value - Total	Classification			Fair Value				
					FVTOI	Amortised Cost	Level-1	Level-2	Level-3			
Financial Assets												
Investment in Equity Instruments	5	0.06	-	0.06	-	-	-	-	-	-	-	0.06
Investment in Firm	5	0.10	2.68	2.78	2.78	-	-	-	-	-	-	2.78
Loans	6	-	5.84	5.84	-	5.84	-	-	-	-	-	5.84
Other Financial Assets	7	3,990.38	566.29	4,556.67	-	4,556.67	-	-	-	-	-	4,556.67
Trade Receivable	9	-	8,517.23	8,517.23	-	8,517.23	-	-	-	-	-	8,517.23
Cash & Cash Equivalents	10	-	796.11	796.11	-	796.11	-	-	-	-	-	796.11
Total		3,990.54	9,888.15	13,878.69	2.78	13,875.85	0.06	-	-	-	-	13,878.69
Financial Liabilities												
Borrowings	16	31,755.70	1,430.48	33,186.18	-	33,186.18	-	-	-	-	-	33,186.18
Trade payables	17	-	7,458.72	7,458.72	-	7,458.72	-	-	-	-	-	7,458.72
Other Financial Liabilities	18	-	517.24	517.24	-	517.24	-	-	-	-	-	517.24
Total		31,755.70	9,406.45	41,162.14	-	41,162.14	-	-	-	-	-	41,162.14

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 28: Financial Risk Management

The Company is exposed to financial risks arising from its operations and the use of financial instruments. The Company has identified financial risks and categorised them in three parts viz.

- (i) Credit Risk,
- (ii) Liquidity Risk and
- (iii) Market Risk.

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors are responsible for developing and monitoring the Company's risk management.

The Company's risk management framework, are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

(i) Credit Risk

Credit risk refers to the possibility of a customer and other counterparties not meeting their obligations and terms and conditions which would result into financial losses. Such risk arises mainly from trade receivables, other receivables, loans and investments. The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis through each reporting period. To assess whether there is a significant increase in credit risk the Company compares the risk of default occurring on asset as at the reporting date with the risk of default as at the date of initial recognition. It considers reasonable and supportive forwarding-looking information such as:

- i) Actual or expected significant adverse changes in business,
- ii) Actual or expected significant changes in the operating results of the counterparty,
- iii) Financial or economic conditions that are expected to cause a significant change to the counterparty's ability to meet its obligations,
- iv) Significant increase in credit risk on other financial instruments of the same counterparty,
- v) Significant changes in the value of the collateral supporting the obligation or in the quality of the third-party guarantees or credit enhancements

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognized as income in the statement of profit and loss. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables, loans and advances. The maximum exposure to credit risk in case of all the financial instruments covered below is restricted to their respective carrying amount.

Cash and cash equivalents

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the Company operates.

a) Financing arrangements

The Company has access to funds from debt markets through loan from banks. The Company invests its surplus funds in bank fixed deposits.

b) Maturities of financial liabilities

The amounts disclosed in the table are the contractual undiscounted cash flows.

As at March 31, 2024

Particulars	Less than 1 year	1 - 5 years	More than 5 year	Gross carrying amount (INR)
Long term borrowings		41,607.98	-	41,607.98
Short term borrowings	6,131.47		-	6,131.47
Trade and other payables	6,386.98		-	6,386.98
Other financial liabilities	869.66		-	869.66
Total	13,388.11	41,607.98	-	54,996.09

As at March 31, 2023

Particulars	Less than 1 year	1 - 5 years	More than 5 year	Gross carrying amount (INR)
Long term borrowings	-	31,755.70	-	31,755.70
Short term borrowings	1,430.48	-	-	1,430.48
Trade and other payables	7,458.72	-	-	7,458.72
Other financial liabilities	517.24	-	-	517.24
Total	9,406.45	31,755.70	-	41,162.14

(iii) Market Risk

The risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market price. Market risk further comprises of

- (a) Currency risk;
(b) Interest rate risk; and

a) Currency risk

The Company is not exposed to any currency risk as the Company does not have any import payables, short term payables, short term borrowings and export receivables in foreign currency.

b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. 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.

The Management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the Management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

- Exposure to interest rate risk

The Company's interest rate risk arises from borrowings. The interest rate profile of the Company's interest bearing financial instruments as reported to the Management of the Company is as follows:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Fixed rate borrowings	35,161.77	24,442.78
Variable rate borrowing	12,577.68	8,743.40
Total	47,739.45	33,186.18

- Fair value sensitivity analysis for fixed-rate instruments

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

- Fair value sensitivity analysis for variable-rate instruments

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest sensitivity		
Interest rate increase by 50 basis points	12,640.57	8,787.12
Interest rate decrease by 50 basis points	12,514.79	8,699.68

- Capital Management

The Company's capital management objectives are:

- a) to ensure the Company's ability to continue as a going concern
b) to provide an adequate return to shareholders

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

a) Debt Equity Ratio

The Company monitors capital using debt equity ratio. The Company's debt to equity ratios are as follows:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Long term borrowings	41,607.98	31,755.70
Short term borrowings	6,131.47	1,430.48
Total Borrowing	47,739.45	33,186.18
Less: Cash and cash equivalents	1,504.69	796.11
Net Debt	46,234.76	32,390.07
Total Equity	27,029.96	20,977.07
Debt to Equity Ratio	1.71	1.54

b) Dividends

Dividends paid during the year

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
- Interim Dividend	Rate per Share	NIL
	Amount in INR	NIL
- Final Dividend	Rate per Share	0.5
	Amount in INR	52.07

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 29 RELATED PARTY TRANSACTIONS

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies (Accounting Standards) Rules, 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

Details of related parties:

Description of relationship	Names of related parties
Subsidiaries	Arihant Abode Limited Arihant Aashiyana Private Limited Arihant Gruhnirman Private Limited Arihant Vatika Realty Private Limited
Key Management Personnel (KMP)	Ashok B. Chhajjer Akshay Anoop Agarwal Nimesh Shah Parth A Chhajjer Dhiraj Jopat
Relatives of KMP	Bhavik A Chhajjer Sangeeta A. Chhajjer Jagdishchand Shankarlal Chhajjer Kirtika Akshay Agarwal Shankarlal Viradhichand Chhajjer Sujata Anoop Agarwal Shaista Anoop Agarwal-Loan
Independent Director	Virendra Mital R. N. Bhardwaj Chandra Iyengar
Company in which KMP / Relatives of KMP can exercise significant influence	Adinath Realty Private Limited Amoghvarsh Houses Pvt. Ltd. (earlier known as Arihant Technoinfra Pvt Ltd) Marnite Enterprises Pvt. Ltd. Marnite Shoppe Pvt. Ltd. Marnite Steel Pvt. Ltd. Arihant Paradise Realty Pvt. Ltd Arihant Enterprises

Note: Related parties have been identified by the Management.

Details of related party transactions for the year ended 31 March, 2024

	Subsidiaries / Associates	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
Loans & Advances Given					
Current Year	1,282.00-	-	501.00-	-	1,783.00-
Previous Year	3,383.00	-	-	-	3,383.00-
Loan & Advances Given Received					
Current Year	3,292.42-	-	1,455.00-	-	4,747.42-
Previous Year	2,400.26-	-	-	-	-2,400.26

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

	Subsidiaries / Associates	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
Interest Received (Gross)					
Current Year	560.83-	-	-	-	560.83-
Previous Year	505.44-	-	-	-	505.44-
Loan Taken (Borrowings)					
Current Year	-	12,133.00	592.50	417.00	13,142.50-
Previous Year	-	4,046.95	2,708.00	75.00	6,829.95
Loan Repaid					
Current Year	-	4,193.47	2,805.13	788.52	7,787.12-
Previous Year	-	2,018.20	4,180.00	495.00	6,693.20
Interest Paid (Gross)					
Current Year	-	1,692.66-	967.70-	50.96-	2,711.32-
Previous Year	-	309.11	1,402.43	63.63	1,775.17
Rent Paid (Gross)					
Current Year	-	-	-	-	-
Previous Year	-	12.00	-	53.67	65.67
Construction Contract					
Current Year	-	-	-	11,797.69	11,767.69-
Previous Year	-	-	-	10,236.13	10,236.13
Purchase of materials					
Current Year	-	-	-	8.13	8.13-
Previous Year	-	-	-	2.56	-
Maintenance Charges Paid					
Current Year	-	-	-	12.75	12.75-
Previous Year	-	-	-	5.62	-
Remuneration & Director Seating Fees					
Current Year	-	201.55	57.95	-	259.50-
Previous Year	-	213.85	24.00	-	237.85
Advance for Purchase of Land					
Current Year	-	-	-	-	-
Previous Year	-	-	-	-	-
Purchase of Office/Land					
Current Year	-	-	-	-	-
Previous Year	-	-	-	-	-
Loans and Advances Outstanding(Asset)					
Current Year	3020.78	-	-	-	3020.78
Previous Year	-	-	-	-	-
Loans and Payables Outstanding (Liability)					
Current Year	-	1,117.43	-	-	1,117.43
Previous Year	-	5,585.33	10,517.50	512.94	16,615.77
Deposits					
Current Year	-	20.00	-	15.00	35.00
Previous Year	-	20.00	-	15.00	35.00

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 30 Disclosures under Ind-AS 33 on "Earnings Per Share"

Particulars	As at March 31, 2024	As at March 31, 2023
Earnings per share		
Basic		
Continuing operations		
Net profit / for the year from continuing operations attributable to the Equity Shareholders (₹ in Lakhs)	7,483.29	3,140.23
Weighted average number of Equity Shares	4,11,59,991	4,11,59,991
Par value per share (₹)	10.00	10.00
Earnings per share from continuing operations		
Basic (₹)	18.18	7.63
Diluted (₹)	18.18	7.63

Note 31 Disclosures under Ind-AS 12 on "Income Taxes"

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred tax (liability) / asset		
Opening deferred tax (liability) / asset	12.98	21.05
Add/(less): Recognised/ reversed during the year	(1.98)	(8.07)
Closing deferred tax (liability) / asset	11.00	12.98

Note 32 : Foreign currency transactions

Transactions in foreign currency are accounted for at the exchange rate prevailing on the date of the transaction. All monetary items denominated in foreign currency are converted into Indian rupees at the year-end exchange rate. Following expenses incurred by the company in foreign currency during the year:

CRM Software Expenses - Current Year Nil. (Previous Year ₹29.99 Lakhs.)

Unhedged Foreign currency

Liabilities	As at March 31, 2024		As at March 31, 2023	
	Foreign Currency	Rupees	Foreign Currency	Rupees
Trade payable in USD	-	-	-	-

Note 33 : Contingent Liabilities and Commitments:

Particulars	As at March 31, 2024	As at March 31, 2023
Claim against the company not acknowledged as debts		
Corporate Guarantees Given	-	-
Disputed Taxation Matters	1,385.67	1,385.67
Disputed Land related Legal Cases	-	-
Total	1,385.67	1,385.67

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 34 : Details of dues to Micro, Small and Medium Enterprises :

Particulars	As at March 31, 2024	As at March 31, 2023
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	57.95	58.78
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	Nil	Nil
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	Nil	Nil
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nil	Nil
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the years ended and as at March 31, 2023 and March 31, 2022 to Micro, Small and Medium Enterprises on account of principal or interest.

Note 35 : Trade Payable Ageing Schedule

Particulars	MSME	Others	Disputed dues - MSME	Disputed dues - Others
As at 31 March, 2024				
Unbilled	-	-	-	-
Not due	-	-	-	-
Less than 1 year	57.94	4,677.86	-	-
1 - 2 years	-	411.01	-	-
2 - 3 years	-	129.48	-	-
More than 3 years	-	1,110.72	-	-
Total	57.94	6,329.07	-	-
As at 31 March, 2023				
Unbilled	-	-	-	-
Not due	-	-	-	-
Less than 1 year	58.78	5,469.34	-	-
1 - 2 years	-	480.56	-	-
2 - 3 years	-	151.39	-	-
More than 3 years	-	1,298.65	-	-
Total	58.78	7,399.93	-	-

Note 36 : Details of Corporate Social Responsibility Expenditure (CSR)

Particulars	As at March 31, 2024	As at March 31, 2023
Gross Amount required to be spent for CSR Activity	56.82	47.93
Amount Spent during the year	12.99	47.93
Unspent amount outstanding	43.83	-

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 37 : Impairment of Assets

On the basis of physical verification of assets, as specified in IND AS - 36 and cash generation capacity of those assets, in the management perception there is no impairment of such assets as appearing in the Balance Sheet as on March 31, 2024

Note 38 : Segment Information :

In accordance with Indian Accounting Standard 108 "Operating Segments" prescribed by Companies (Accounting Standards) Rules, 2015, the company has determined its primary business segment as a single segment of Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the Segment Revenue, Segment Results, Segment Assets, Segment Liabilities, total cost incurred to acquire Segment Assets, depreciation charge are all as is reflected in the financial statements.

Note 39 : Company Information :

The Subsidiaries considered in the Consolidated Financial Statement are :

Name of Company	Principal Activities	Country of Information	% of Holding	
			As at March 31, 2024	As at March 31, 2023
Arihant Abode Limited	Real Estate	India	60.00%	60.00%
Arihant Vatika Realty Private Limited	Real Estate	India	60.00%	60.00%
Arihant Aashiyana Private Limited	Real Estate	India	60.00%	60.00%
Arihant Gruhnirman Private Limited	Real Estate	India	60.00%	60.00%
Dwellcons Private Limited	Real Estate	India	100%	-

Note 40 : Disclosure required by Clause 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	As at 31 March, 2024	As at 31 March, 2023	Maximum balance during March 31, 2024	Maximum balance during March 31, 2023
Subsidiaries				
Arihant Aashiyana Private Limited	3,018.00	2,473.10	3,353.21	2,473.10
Arihant Abode Limited	77.00	2,055.35	2,053.35	3,432.55
Arihant Gruhnirman Private Limited	-	-	-	-
Arihant Vatika Private Limited	-	-	355.33	-
Dwellcons Private Limited	2.00	-	2.00	-

Note 41 : Employee Benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015.

Provident fund

The Company makes contribution to statutory provident fund in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952. In terms with Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015.

Gratuity and leave Obligation

The Company has a funded defined benefit gratuity plan and is governed by the Payment of Gratuity Act, 1972. Under the Act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age.

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 42 : Ratio Analysis and its element

Sr. No.	Particulars	March 31, 2024		March 31, 2023		% Change	Remarks for variance more than 25%
		Numerator	Denominator	Numerator	Denominator		
1	Current Ratio - (Current Assets / Current Liabilities)	1,13,144.29	45,577.73	2.48	2.07	20.10%	Increase in current ratio is due to increase in current asset in the current as compared to last year.
2	Debt/Equity Ratio - (Paid-up Debt / Total Equity [Share Capital + Applicable Reserves])	47,739.45	26,693.50	1.79	1.58	13.05%	NA
3	Debt Service Coverage Ratio - [Earnings before Interest Expenses, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt)]	11,998.33	17,151.73	0.70	2.67	-73.83%	NA
4	Return on Equity Ratio - (Profit after tax / Average of total Equity)	7,483.29	24,003.52	0.31	0.16	92.70%	Increase in return on equity ratio is due to increase in PAT and decrease in average equity in the current year as compared to last year.
5	Inventory Turnover Ratio - (Cost of Goods Sold / Average Finished Inventory)	30,832.62	51,947.41	0.59	0.53	12.84%	NA
6	Trade Receivables Turnover Ratio - (Revenue from operations) / Average Trade receivables)	51,005.18	9,451.76	5.40	5.37	0.48%	Increase in trade receivables turnover ratio is due to more increase in revenue from operation as compared to increase in average trade receivables in the current year as compared to last year.
7	Trade Payables Turnover Ratio - (Cost of Project / Average Trade payables)	37,964.86	6,922.16	5.48	4.13	32.78%	NA
8	Net Capital Turnover Ratio - (Revenue from operations / Working Capital)	38,944.38	67,566.56	0.58	0.78	-25.83%	Decrease in net capital turnover ratio is due to increase in working capital amount in the current year as compared to last year.
9	Net Profit Ratio - (Profit after tax / Total Income)	7,483.29	51,689.44	0.14	0.08	80.60%	Decrease in net profit ratio is due to decrease in PAT in the current year as compared to last year.
10	Return on Capital Employed - ((Profit before tax (+) finance costs) / (Total Equity (+) Borrowings (+/-) Deferred Tax Asset/Liability))	11,779.56	68,615.56	0.17	0.14	19.43%	NA
11	Return on investment - (Income from investments / Average investments)	-0.03	2.82	-0.01	0.02	142.63%	NA

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 43

The Company has maintained proper books of account as prescribed under Section 128(1) of the Companies Act, 2013 (as amended). The books of accounts are maintained in electronic mode as required under Section 128 (1) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014 (as amended). Back-ups of books of account and other relevant books and papers maintained in electronic mode is kept as per the policy of the Company effective August 5, 2022. The back-up of the principal accounting system is kept in a server physically located in India and is done on a daily basis.

Note 44 : Other Statutory Information

- 1 The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- 2 The Company has not identified any transactions or balances in any reporting periods with companies whose name is struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- 3 The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- 4 (A) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (B) The company have not received any fund from any person or entity including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the company shall :
 - (a) 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;
 - (b) provide any guarantee, security other like on behalf of the Ultimate Beneficiaries.
- 5 The Company does not have any transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- 6 The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- 7 No Scheme of Arrangements have been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
- 8 The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- 9 The company is not declared wilful defaulter by any bank or financial institution or lender during the year.
- 10 The company is not required to submit quarterly return or statement of current assets to Bank or financial institution.
- 11 All the immovable properties are duly held and registered in the name of the company.
- 12 The company does not have any lease assets.
- 13 The Company has not revalued its Property, Plant and Equipment , thus valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 is not applicable.
- 14 The company does not have any amount representing Capital work-in-progress.
- 15 No Significant Events which could affect after the Financial position as at March 31,2024 to a material extent have been reported by the company, after the balance sheet date till the signing of Report.

Notes forming part of the Audited Consolidated Financial Statements as at March 31, 2024

(All amounts in INR Lakhs except as stated otherwise)

Note 45 : Event after the reporting period

The Board of Directors of the Standalone Company have recommended dividend of Rs. 1.20/- per fully paid up equity share of Rs. 10/- each for the financial year 2023-24

Note 46 : Previous Year Figure's regrouping:

Previous year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current year's classification.

As per our attached report of even date
For Ummed Jain & Company
Chartered Accountants
Firm Registration Number: 119250W

Ummed Jain
Partner
Member Reg No : 070863

Place : Navi Mumbai
Date : 15th May,2024

For and on behalf of the Board of Directors of
Arihant Superstructures Limited

Ashok Chhajer
Chairman & MD
DIN- 01965094

Dhiraj Jopat
Chief Financial Officer

Parth Chhajer
Whole Time Director
DIN- 06646333

Tasneem Marfatia
Company Secretary



Registered Office

Arihant Aura, Floor No. 25, B-wing, Plot No. 13/1, TTC Industrial Area,
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