

NOTICE

Notice is hereby given that the Thirty Second (32nd) Annual General Meeting ("the AGM / the meeting") of the members of D S Kulkarni Developers Limited ("the Company") to be held on shorter notice on Thursday, 21st December 2023 at 11:00 A.M. (IST) at the Registered Office of the Company situated at Unit No. 301, 3rd Floor, Swojas One, Kothrud, Pune 411038.

BACKGROUND:

The Corporate Insolvency Resolution Process ("CIRP") was initiated, on a petition filed by Bank of Maharashtra against D S Kulkarni Developers Limited ("Corporate Debtor/Company"), which was admitted vide an order dated September 26, 2019 ("Insolvency Commencement Date") of the Hon'ble National Company Law Tribunal ("NCLT"), Mumbai, under the provisions Section 7 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code").

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Kumar Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Company. The appointment of Mr. Manoj Kumar Agarwal was confirmed/approved as the Resolution Professional ("RP") of the Company by the Committee of Creditors ("CoC"). As per Section 17 of the Code, from the date of appointment of the IRP the management of affairs and powers of the Board of Directors of the Company were suspended and stood vested with IRP/RP of the Company.

The Company has received 3 Resolution Plans which were put to vote before the Committee of Creditors ("CoC"). The CoC has approved the resolution plan submitted by Consortium of Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders, with a requisite majority of the voting share as per the Insolvency and Bankruptcy Code, 2016 (IBC).

The resolution plan submitted by Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified copy received on 30th June, 2023).

The Thirty Second (32nd) Annual General Meeting ("the AGM / the meeting") of the Members is being called and convened by the Board of Directors.

ORDINARY BUSINESS:

1. To consider and adopt the audited Standalone Audited Financial Statements of the Company for the year ended March 31, 2023, together with the reports of the Board of Directors and Auditors thereon.

For D S Kulkarni Developers Limited

Sumit Ramesh Diwane

Director

DIN: 10076062

Registered Office: Unit No. 301, 3rd Floor,

Swojas One, Kothrud, Pune 411038

CIN: L45201PN1991PLC063340

Tel: 020 6716 6716

Website: www.dskcirp.com

Email: cs.dskdl@ashdanproperties.in

Date: 19th December 2023

Place: Pune

Notes:

1. The Notice of the 32nd AGM along with Annual Report for the financial year 2022-23 is available on the website of the Company i.e. www.dskcirp.com.
2. A Member entitled to attend and vote at the Meeting is entitled to appoint a proxy to attend and vote on a poll instead of herself / himself and a proxy need not be a Member of the Company. The instrument appoints the proxy in order to be effective, should be deposited at Unit No. 301, 3rd Floor, Swojas One, Kothurd, Pune 411038 duly completed and signed, not less than 48 hours before the commencement of the Meeting.
3. A person can act as a proxy on behalf of Members not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights. In case a proxy to be appointed by a Member holding more than ten percent of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or shareholder. The holder of proxy shall prove her / his identity at the time of attending the Meeting.
4. Corporate Members intending to send their authorized representatives to attend the Meeting are requested to send to the Company a certified copy of the Board Resolution authorizing their representative to attend and vote on their behalf at the Meeting.
5. Attendance Slip, Proxy Form and the route map of the venue of the Meeting are annexed hereto.
6. Members / Proxy holders are requested to produce at the entrance, the attached admission slip for admission to the Meeting venue. Duplicate admission slips will not be provided at the venue.
7. Shareholders are requested to intimate changes in their address, if any, quoting the folio number / DP-ID and Client ID, to the Company.
8. All documents referred to in the Notice and in the accompanying explanatory statement are open for inspection in electronic mode at Unit No. 301, 3rd Floor, Swojas One, Kothurd, Pune 411038 communication office of the Company during office hours on all working days, except holidays, between 10.00 A.M. and 6.00 P.M. up to the date of the Annual General Meeting.
9. The statutory registers viz. register of directors and key managerial personnel and their shareholding and register of contracts or arrangements in which directors are interested, shall remain available for online inspection during the meeting.
10. Save and except as mentioned elsewhere in this Notice, none of the Directors/Key Managerial Personnel of the Company and/or their relatives have any conflict of interest, financially or otherwise, in any of the resolutions as set out in the Notice.

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11. The Members, whose names appear in the register of Members/ list of beneficial owners as on 19th December 2023 i.e. the cut-off date, shall be entitled to vote on the resolutions set forth in this Notice.

E-mail Registration-Cum-Consent Form

To,
The Board of Directors
D S Kulkarni Developers Limited
Unit No. 301, 3rd Floor, Swojas One,
Kothurd, Pune 411038.

I/We the members of the Company do hereby request you to kindly register/update my e-mail address with the Company. I/We, do hereby agree and authorize the Company to send me/ us all the communications in electronic mode at the e-mail address mentioned below. Please register the below mentioned e-mail address / mobile number for sending communication through e-mail/mobile.

Folio No:..... DP-ID:..... Client ID:.....

Name of the Registered Holder (1st):.....

Name of the joint holder(s) (2nd):(3rd):.....

Registered Address:

..... PIN:

Mobile Nos. (to be registered):.....

Email id (to be registered):.....

Signature of the Shareholder(s)*

*Signature of all the shareholders is required in case of joint holding.

ATTENDANCE SLIP**Annual General Meeting – (Day), (Date)**

*DP Id. / Client Id.		Name and Address of the registered Shareholder:
Regd. Folio No.		
No. of Share(s) held		

I / We hereby certify that I am / we are a Member / proxy for the Member of the Company.

I / We hereby record my / our presence for the 32nd Annual General Meeting of the Members of D S Kulkarni Developers Limited held on shorter notice on Thursday, 21st December 2023 at Unit No. 301, 3rd Floor, Swojas One, Kothrud, Pune 411038 at 11:00 A.M.

Name of the Member / Proxy (In Block Letters)

Signature of the Member / Proxy

Note: Please fill up this attendance slip and hand it over at the entrance of the Meeting venue.

PROXY FORM

(Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies
(Management and Administration) Rules, 2014)

Form No. MGT – 11**D S KULKARNI DEVELOPERS LIMITED****CIN: L45201PN1991PLC063340****Regd. Office: Unit No. 301, 3rd Floor, Swojas One, Kothrud, Pune 411038****Tel: 020 6716 6716****Email: cs.dskdl@ashdanproperties.in ; Website: www.dskcirp.com**

Name of the Member(s)

Registered Address

E-mail ID

Folio No.

I / We, being the Member(s) of shares of the above named company, hereby appoint:

1. Name:	2. Name:	3. Name:
Address:..... ..	Address:..... ..	Address:..... ..
E-mail ID.....	E-mail ID.....	E-mail ID.....
Signature:..... , or failing him / her	Signature:..... , or failing him / her	Signature:..... , or failing him / her

as my / our proxy to attend and vote (on a poll) for me / us and on my / our behalf at the Annual General Meeting of the Company, to be held on shorter notice on Thursday, 21st December, 2023 at Unit No. 301, 3rd Floor, Swojas

One, Kothrud, Pune 411038 at 11:00 A. M. and at any adjournment thereof in respect of such resolution(s) as indicated below:

Resolution No. & Matter of Resolution	For	Against
1. To consider and adopt the standalone audited financial statements of the Company for the financial year ended March 31, 2023 along with Reports of Board of Directors and Auditors thereon.		

Signed this..... day of..... 2023

Signature of Member.....

Affix
Revenue
Stamp

Signature of Proxy holder(s)

Notes:

1. This form of proxy in order to be effective, should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
2. Those Members who have multiple folios with different joint holders may use copies of this Attendance slip/Proxy.

ASSENT/ DISSENT FORM FOR VOTING ON AGM RESOLUTIONS/ MATTERS FOR 32ND ANNUAL GENERAL MEETING

D S KULKARNI DEVELOPERS LIMITED

CIN: L45201PN1991PLC063340

Regd. Office: Unit No. 301, 3rd Floor, Swojas One, Kothrud, Pune 411038

Tel: 020 6716 6716

Email: cs.dskdl@ashdanproperties.in ; Website: www.dskcirp.com

1. Name(s) & Registered Address :
of the sole / first named Member
2. Name(s) of the Joint-Holder(s) :
If any
3. Registered Folio No. /
DP ID No & Client ID No. :
[Applicable to Members holding shares in dematerialized form]
4. Number of Shares(s) held :
5. I /We, hereby exercise my /our vote in respect of Ordinary resolution/ matter numerated below by recording my / our assent or dissent to the said resolution in the following manner :

Resolution No. & Matter of Resolution	For	Against
1. To consider and adopt the standalone audited financial statements of the Company for the financial year ended March 31, 2023 along with Reports of Board of Directors and Auditors thereon.		

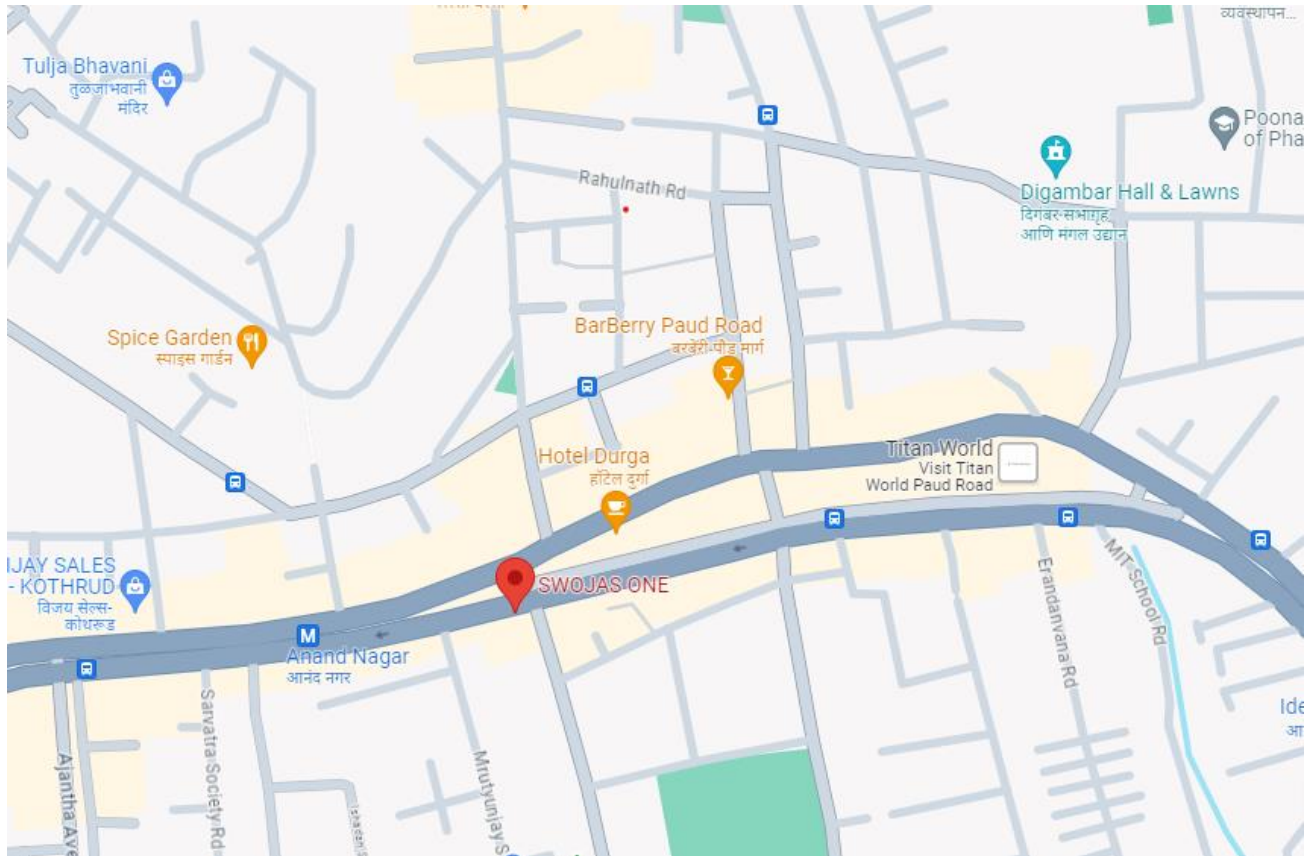
Place:

Date:

Signature of Member or Authorised Representative

Route Map

AGM Venue: Unit No. 301, 3rd Floor, Swajas One, Kothrud, Pune 411038



DIRECTOR'S REPORT

To,
The Members
D S Kulkarni Developers Limited

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of Corporate Insolvency Resolution Process ("CIRP") of the Company and Mr. Manoj Kumar Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Corporate Debtor. The appointment of Mr. Manoj Kumar Agarwal was confirmed/approved as the Resolution Professional ("RP") of the Corporate Debtor by the Committee of Creditors ("CoC"). As per Section 17 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code"), from the date of appointment of the IRP the management of affairs and powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Corporate Debtor.

The resolution plan submitted by M/s Ashdan Properties Private Limited, M/s Classic Promoters & Builders Private Limited and M/s Atul Builders was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified copy received on 30th June, 2023).

Thereafter, a Steering Committee was constituted. The constituted committee is tabulated below:

Particulars	Name
Representative of Secured Financial Creditors	A. State Bank of India- Shri Rasmi Ranjan Pati B. ICICI Home Finance Company Limited - Mr. Abhishek Yande and/or Mr. Sumit Choudhary
Representative of the Successful Resolution Applicant (SRA)	Mr. Ranjit Raghunathan Mr. Prateek Ghatiya
Insolvency Professional	Mr. Manoj Kumar Agarwal

The Board of Directors of the Company hereby present the **Thirty Second** Annual Report on business and operations of the Company along with the Audited Statement of Accounts for the financial year ended March 31, 2023.

1. Financial Results:

Performance of the Company, on *standalone basis*, for the financial year ended March 31, 2023 is as summarized below:

(Amount in "Lakhs")

Particulars	Year Ended	
	31.03.2023	31.03.2022
Income from Operations	-	-
Other Income	-	4.59
Total Income	-	4.59
Total Expenses	306.61	271.05
Profit / (loss) before Tax	(306.61)	(266.46)
Exceptional items	(4,560.77)	-
Tax Expense	-	-
Net Profit / (loss) after tax	(4,867.38)	(266.46)
Earnings per equity share (Basic and Diluted)	(18.87)	(1.03)

The revenue from operations for the year ended 31st March, 2023 is Nil as there were no operations in the Company.

2. Indian Accounting Standards:

The Audited Standalone Financial Statements of the Company for the year ended March 31, 2023 have been prepared in accordance with Indian Accounting Standards (IND-AS), the relevant provisions of sections 129 and 133 of Companies Act, 2013 (hereinafter referred to as "the Act"), Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "SEBI Listing Regulations"), which have been reviewed by the Statutory Auditors.

3. State of Company's Affairs:

Search and seizure operations were conducted by the Enforcement Directorate (ED). During this search and seizure and during the process of investigation, Economic Offence Wing of Police Dept. has taken in its custody physical and electronically maintained records of the Company.

Investigation is going on against the Company under various laws including the Maharashtra Protection of interest of Depositors Act (MPID), Economic Offences Wing (EOW) – Pune, Insolvency and Bankruptcy Code, 2016, Prevention of Money Laundering Act, 2002. The matter is sub-judice and the impact of the outcome, if any, is uncertain at present.

During the year there were no business operations in the Company as the Company was under Corporate Insolvency Resolution Process.

The Company has received 3 Resolution Plans which were put to vote before the Committee of Creditors ("CoC"). The Committee of Creditors (CoC) has approved the resolution plan submitted by Consortium of Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders, with a requisite majority of the voting share as per the Insolvency and Bankruptcy Code, 2016 (IBC). The resolution plan submitted by Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified copy received on 30th June, 2023).

4. Change in the nature of business:

There was no change in the nature of business of the Company during the year under review.

5. Dividend:

Since the Company is under Corporate Insolvency Resolution Process and due losses, no dividend on the equity shares of the Company has been recommended.

6. Transfer to reserves:

The Company does not propose to transfer any amount to the General Reserves.

7. Capital Structure

The Authorised Share Capital of the Company is 50,00,00,000 (Rupees Fifty Crores) divided into 5,00,00,000 (Five Crores) equity shares of Rs. 10/- each and the Issued, Subscribed and Paid up equity share capital of the Company is Rs. 25,80,10,080/- (Rupees Twenty Five Crores Eighty Lakhs Ten Thousand and Eighty only) divided into 2,58,01,008 (Two Crore Fifty Eight Lakh One Thousand and Eight) equity shares of Rs. 10/-

- i) the Company has not issued/allotted Equity shares with differential rights as to dividend, voting or otherwise;
- ii) the Company has not issued/allotted Equity shares (Including sweat equity shares) to employees of the Company under any scheme;
- iii) the Company has not bought back any of its securities;
- iv) the Company has not issued any Bonus Shares.
- v) during the year under review, the Company has not issued/ allotted any kind of Equity Shares.

The entire Paid-up Equity Share capital of the Company of Rs. 25,80,10,080/- (Rupees Twenty Five Crores Eighty Lakhs Ten Thousand and Eighty only) divided into 2,58,01,008 (Two Crore Fifty Eight Lakh One Thousand and Eight) equity shares of Rs. 10/- each was Reduced/ cancelled /extinguished with effect from 27th September 2023 pursuant to implementation of Resolution Plan as approved by Hon'ble NCLT, Mumbai Bench.

Pursuant to the Order of the Hon'ble NCLT and approved resolution plan, 1,00,00,000/- (One Crore Only) Equity Shares of Face Value of Rs. 10/- (Rupees Ten each) aggregating to Rs. 10,00,00,000/- (Rupees Ten Crores Only) were issued and allotted on 27th September 2023.

8. Public Deposits:

During the year under Report the Company did not accept any fresh deposits from the public and shareholders covered under Chapter V of the Companies Act, 2013.

9. Material Changes and Commitments, if any, affecting the financial position of the Company, occurred after the balance sheet date and as at the date of signing this report

The resolution plan submitted by Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified Copy received on 30th June, , 2023).

The Steering Committee was constituted for the implementation of the Resolution Plan duly approved by the Hon'ble NCLT, Mumbai Bench and the below mentioned material changes occurred after the balance sheet date:

- a. Mr. Bhushan Vilaskumar Palresha (DIN: 01258918) was appointed as a Managing Director of the Company with effect from 24th August, 2023 for a period of five (5) years. Mr. Sumit Ramesh Diwane (DIN: 10076052) and Mr. Umesh Shankarlalji Kankaria (DIN: 08039396) were appointed as an Additional Non-executive Directors of the Company with effect from 24th August, 2023.
- b. Further the members of the Company at the Extra-Ordinary General Meeting of the Company held on 21st November 2023 confirmed the appointment Mr. Bhushan Vilaskumar Palresha (DIN: 01258918) as Managing Director of the Company with effect from 24th August, 2023 for a period of five (5) years and Mr. Sumit Ramesh Diwane (DIN: 10076052) and Mr. Umesh Shankarlalji Kankaria (DIN: 08039396) as Non-executive Directors of the Company with effect from 24th August, 2023.
- c. Mr. Deepak Sakharam Kulkarni (DIN: 00394027), Mr. Vijaykumar Nathu Jagtap (DIN: 02555240) and Mr. Sahindra Jagannath Bhawale (DIN: 07352920) vacated from the position of Managing Director and Directors respectively of the Company with effect from 21st September 2023 and Ms. Hemanti Deepak Kulkarni (PAN: AFOPP4761N) and Mr. Rohit Subhash Purandare (PAN: AUJPP6312P) vacated from the

position of Chief Financial Officer and Company Secretary cum Compliance Officer respectively of the Company with effect from 21st September 2023.

- d. The entire paid-up equity share capital of the Company of Rs. 25,80,10,080/- (Rupees Twenty Five Crores Eighty Lakhs Ten Thousand and Eighty only) divided into 2,58,01,008 (Two Crore Fifty Eight Lakh One Thousand and Eight) equity shares of Rs. 10/- each was Reduced/ cancelled /extinguished with effect from 27th September 2023 pursuant to implementation of Resolution Plan as approved by Hon'ble NCLT, Mumbai Bench.
- e. The entire Listed Non-Convertible Debentures issued by the Company as mentioned below for which Catalyst Trusteeship Limited, acting as a Debenture Trustee were redeemed on 21st September 2023.

S. No	ISIN	Number of NCD's	Particulars
1.	INE891A07011	1,03,444	Listed, Secured, Redeemable Option I NCD's
2.	INE891A07037	46,851	Listed, Secured, Redeemable Option II NCD's
3.	INE891A07045	849	Listed, Secured, Redeemable Option III NCD's
4.	INE891A07029	68,852	Listed, Secured, Redeemable Option IV NCD's

- f. Pursuant to the Order of the NCLT and approved resolution plan, 1,00,00,000/- (One Crore Only) Equity Shares of Face Value of Rs. 10/- (Rupees Ten each) aggregating to Rs. 10,00,00,000/- (Rupees Ten Crores Only) were issued and allotted on 27th September 2023 to Resolution Applicant and its affiliates in following manner :

(a) Allotment of 95,00,000 (Ninety-Five Lakh) Equity Shares of Rs. 10/- each aggregating to Rs. 9,50,00,000/- (Nine Crores Fifty Lakhs) to the resolution applicant in its affiliates comprising 95% (Ninety-Five) of total equity share capital of the Company in the following manner:

The details of the promoters as per follows:

S.No.	Name of Promoters	No. of Equity Shares
1	Ashdan Properties Private Limited	94,99,994
2	Classic Promoters and Builders Private Limited	1
3	Atul Builders	1
4	AC Realty LLP	1

5	Astaria Land Developers LLP	1
6	Hinjewadi Land Developers LLP	1
7	Eliture Land Developers LLP	1

(b) Allotment of 5,00,000 (Five Lacs) Equity Shares of Rs. 10/- each aggregating to Rs. 50,00,000/- (Rupees Fifty Lacs only) comprising 5% to DSK Shareholders Trust, a Trust established for the purpose of holding the said Equity Shares of the Company.

- g. Pursuant to the Order of the NCLT and approved resolution plan, the company had allotted 48,61,209 Series-I, Secured, Redeemable, Non-Convertible Debentures of face value of Rs. 1,000/- (Rupees One Thousand only) each, aggregating to Rs. 4,86,12,09,000 (Rupees Four Hundred Eighty Six Crores Twelve Lakhs and Nine Thousand only) and 2,35,16,32 Series-II, Secured, redeemable, Non-Convertible Debentures of face value of Rs. 1,000/- (Rupees One Thousand only) each, aggregating to Rs. 2,35,16,32,000 (Rupees Two Hundred Thirty-Five Crores Sixteen Lakh and Thirty Two Thousand only) on 21st September 2023 and 989 Series-II, Secured, redeemable, Non-Convertible Debentures of face value of Rs. 1,000/- (Rupees One Thousand only) each, aggregating to 9,89,000/- (Nine Lakh and Eighty Nine Thousand Only) on 20th October 2023.
- h. Pursuant to the approved resolution plan, the Company had made the payment of IRP Cost, including the CIRP Cost, payment to Operational Creditors, Employees, Unsecured Financial Creditors, Fixed Deposit holders within the timeline.

10. Particulars of Loans, Guarantees or Investments:

Details of loans, guarantees or investments covered under the provisions of Section 186 of the Act are given in notes to the standalone financial statements forming part of the Annual Report.

Further as per Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified copy received on 30th June, 2023), all the guarantees issued by the Company, whether invoked or uninvoked or crystallised or not be considered shall stand extinguished.

11. Particulars of contracts or arrangements made with related parties:

During the year under review, there are no related party transaction under provisions of Section 188 of the Companies Act, 2013.

There are no materially significant related party transactions entered into by the Company with Promoters, Directors, Key Managerial Personnel or other designated persons, etc., which may have potential conflict with the interest of the

Company at large or which warrants the approval of the shareholders. The details of the transactions with Related Party, if any are provided in the Company's financial statements in accordance with the Indian Accounting Standards (Ind AS).

Since, there are no material related party transactions, there is no requirement of providing details of related party transactions in Form AOC-2 as per the applicable provisions of the Companies Act, 2013 ("the Act").

12. Subsidiaries, Joint Ventures and Associate Companies:

As per the details available, the Company is having Three subsidiaries i.e. DSK Developers Corporation, DSK Woods LLC, & DSK Infra Pvt Ltd ("said Subsidiaries"), of which one domestic subsidiary have complied with annual filling with Registrar of Companies upto 31st March 2016. Further, the RP does not have access to the information(s)/detail(s)/record(s)/document(s) of the said Subsidiaries. Hence, the Company is unable to provide a report on the performance and the financial position of the subsidiaries associates and joint venture in Form AOC-1 as required under Section 129(3) of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014.

Further, the Resolution Plan of DSK Southern Project Private Limited, having CIN: U45200PN2008PTC132140 (herein after referred as "DSKPPL"), subsidiary of the Company which was under Corporate Insolvency and Resolution Process ("CIRP"), was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench, on February 02, 2023. Accordingly, the equity shares held by the Company of DSKPPL are extinguished as per the approved resolution plan and DSKPPL ceased to be the subsidiary of the Company w.e.f. 28th April, 2023.

As per the details available, the Company does not have any 'Associate Company and/or Joint ventures' within the meaning of Section 2(6) of the Act.

13. Listing of Securities:

The Shares of the Company are listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).

The shares of the Company were placed in Z category by BSE Limited and National Stock Exchange of India Limited.

14. Directors' Responsibility Statements:

The Hon'ble National Company Law Tribunal (NCLT) had admitted the petition for initiating the Corporate Insolvency Resolution (CIRP) Process under the provisions of the Insolvency Bankruptcy Code 2016 (IBC). Further, pursuant to the aforesaid NCLT order and pursuant to Section 17 of the IBC the powers of the Board of Directors stood suspended and such powers were vested with the Mr. Manoj Kumar Agarwal ("Resolution Professional").

In light of the aforesaid and pursuant to the requirements under sub section (3)(c) and (5) of Section 134 of the Companies Act 2013 with respect to Directors' Responsibility Statement. it is hereby confirmed by the Board that:

- a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b) accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the loss of the company for that period;
- c) proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the annual accounts on a going concern basis;
- e) Internal financial controls to be followed by the Company have been laid down and ensured that such internal financial controls are adequate and operating effectively; and
- f) proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

15. Vigil Mechanism:

The Company has adopted a Vigil Mechanism in form of whistle blower policy. At present there are no employees on the payroll of the Company and also Company's business operations are also closed.

16. Risk management:

Regulation 21 of the SEBI (Listing Obligations and Disclosure Requirements) is not applicable to your Company as the Company is under Corporate Insolvency Resolution Process and the powers of the Board has been suspended.

17. Directors & Key Managerial Personnel's (KMP's):

During the year, there were no changes in the composition of Board of Directors of the company.

As per Section 17 of the Code, from the date of appointment of the IRP/RP the management of affairs and powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Corporate Debtor. Further, on initiation of Corporate Insolvency Resolution Process under the provisions Section 7 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code"), the powers of Board of Directors of the Company are suspended and same are being exercised by the Resolution Professional, and thereafter any change in Management of the Company is restricted by the Code.

Further, as per Regulation 15(2A) of SEBI LODR, the provisions of regulation 17 shall not be applicable during the insolvency resolution process period in respect of a listed entity which is undergoing corporate insolvency resolution process under the Insolvency Code and that the role and responsibilities of the board of directors as specified under regulation 17 shall be fulfilled by the interim resolution professional or resolution professional in accordance with sections 17 and 23 of the Insolvency Code.

As per the approved Resolution Plan, a Steering Committee was constituted for the implementation of the Resolution Plan. The constituted committee is tabulated below:

Particulars	Name
Representative of Secured Financial Creditors	A. State Bank of India- Shri Rasmi Ranjan Pati B. ICICI Home Finance Company Limited - Mr. Abhishek Yande and/or Mr. Sumit Choudhary
Representative of the Successful Resolution Applicant (SRA)	Mr. Ranjit Raghunathan Mr. Prateek Ghatiya
Insolvency Professional	Mr. Manoj Kumar Agarwal

The Steering Committee had appointed Mr. Bhushan Vilaskumar Palresha (DIN: 01258918) as a Managing Director of the Company with effect from 24th August, 2023 for a period of five (5) years and appointed Mr. Sumit Ramesh Diwane (DIN: 10076052) and Mr. Umesh Shankarlalji Kankaria (DIN: 08039396) as an Additional Non-executive Directors of the Company with effect from 24th August, 2023.

Further the members of the Company at the Extra-Ordinary General Meeting of the Company held on 21st November 2023 confirmed the appointment Mr. Bhushan Vilaskumar Palresha (DIN: 01258918) as Managing Director of the Company with effect from 24th August, 2023 for a period of five (5) years and Mr. Sumit Ramesh Diwane (DIN: 10076052) and Mr. Umesh Shankarlalji Kankaria (DIN: 08039396) as Non-executive Directors of the Company with effect from 24th August, 2023.

Mr. Deepak Sakharam Kulkarni (DIN: 00394027), Mr. Vijaykumar Nathu Jagtap (DIN: 02555240) and Mr. Sahindra Jagannath Bhawale (DIN: 07352920) vacated from the position of Managing Director and Directors respectively of the Company with effect from 21st September 2023 and Ms. Hemanti Deepak Kulkarni (PAN: AFOPP4761N) and Mr. Rohit Subhash Purandare (PAN: AUJPP6312P) vacated from the position of Chief Financial Officer and Company Secretary cum Compliance Officer respectively of the Company with effect from 21st September 2023.

18. Declaration of Independent Directors:

The Company was under CIRP and accordingly power of the Board has been suspended. Therefore, the declaration from Independent Directors under section 149(7) of Companies Act 2013 is not applicable to the Company.

19. Familiarisation Programme for Independent Directors:

The Company was under CIRP and accordingly power of the Board has been suspended. Accordingly, no Familiarisation Programme was imparted during the year under review.

20. Board Evaluation:

The provisions of section 134(3)(p) of the Act read with rule 8(4) of the Companies (Accounts) Rules, 2014 for having formal self-annual evaluation by the Board of Directors is applicable to the Company. However, the Company was under Corporate Insolvency Resolution Process (CIRP) and the entire Board is suspended, hence no formal evaluation of the Board has taken place.

21. Committees of Board:

After the commencement of CIRP, the powers of the Board of Directors including Committees of the Company stands suspended.

Further, as per Regulation 15(2B) of SEBI (Listing Obligations and Disclosure Requirements), regulation 2015 ("SEBI Listing Regulations"), the roles and responsibilities of the Committees specified in regulations 18, 19, 20 and 21 of the SEBI Listing regulations after the Commencement of CIRP (CIRP) are fulfilled by the RP and powers of the Board of Directors and its committees are suspended. Thus, no meetings of the Committees were held after the Commencement of CIRP.

22. Details in respect of adequacy of internal financial control with reference to the financial statements:

Details in respect of adequacy of internal financial controls with reference to the Financial Statements are stated in Management Discussion and Analysis, which forms part of this Report.

23. Number of Board Meetings and Committee meetings:

In terms of Section 17 of the Code, on commencement of the Corporate Insolvency Resolution Process (CIRP), the powers of the Board of Directors stands suspended and the same are being exercised by the Resolution Professional. The management of the affairs of the Company has been vested with Resolution Professional, therefore no meeting of Board of Directors or Committee was held after the Commencement of Corporate Insolvency Resolution Process (CIRP).

24. Details pertaining to remuneration as required under section 197(12) of the Companies Act, 2013.

At present, there are no employees on payroll of the Company and further the Company is under Corporate Insolvency Resolution Process (CIRP) under the Insolvency and Bankruptcy Code 2016 (IBC).

In view of the above, the particulars of ratio of remuneration of each director to median remuneration of the employees of the Company for the financial year under report, percentage increase in remuneration to each Director and Key Managerial Personnel ("KMP"), etc. more particularly described under Section 197(12) of the Companies Act, 2013 and Rule 5 of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, are not applicable.

25. Auditors:

a) Statutory Auditor:

At the 31st Annual General Meeting (AGM) M/s P P S C O & Associates, Chartered Accountants (Registration No. 107356W), were appointed as the Statutory Auditors of the Company for a period of five (5) years to hold office up to the conclusion of 36th Annual General Meeting of the Company to be held in the year 2027.

The Auditors' Report and notes to the financial statements referred in the Auditors Report are self-explanatory and therefore do not call for any further comments under Section 134 of the Companies Act, 2013. The Auditors' Report is enclosed with the financial statements in this Annual Report.

b) Cost Auditor:

The Company is not required to appoint Cost auditor for the Financial Year 2022-2023 in terms of provisions of section 148 of the Act read with Companies (Cost Records and Audit) Rules, 2014.

c) Secretarial Auditor & Secretarial Compliance Report:

The Company has appointed M/s. Miheh Halani and Associates as the Secretarial Auditor of the Company under section 204 of the Act read with rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. The observations referred by the Secretarial Auditors are self-explanatory in nature and therefore do not call for any comments under Section 134 of the Companies Act, 2013. Report of the Secretarial Auditor in form MR-3 is attached to this Annual Report as '**Annexure-1**'.

Pursuant to circular No. CIR/CFD/CMD1/27/2019 dated February 08, 2019, issued by the Securities and Exchange Board of India (SEBI), the Company has obtained Annual Secretarial Compliance Report from a Practicing Company Secretary (PCS) on compliance of all applicable SEBI Regulations and circulars/ guidelines issued there under and the copy of the same has been submitted with the Stock Exchanges within the prescribed due date.

The Board of Directors in its meeting held on 20th October 2023 appointed M/s. Gajab Maheshwari and Associates, Company Secretaries as Secretarial Auditor of the Company for the F.Y. 2023-24.

26. Annual Return:

Pursuant to Section 92(3) of the Act and Rule 12 of the Companies (Management and Administration) Rules, 2014, the Annual Return for F.Y. 2021-22 is available on Company's website at www.dskcirp.com

Further, Annual Return of the Company for the F.Y. 2022-23 will be filed with the Ministry of Corporate Affairs within the prescribed timeline and a copy of the same shall be uploaded on the website of the Company at www.dskcirp.com

27. Conservation of Energy, Technology Absorption, Foreign Exchange Earnings and Outgo:

The Company has no information to furnish with respect to conservation of energy, technology absorption, Foreign Exchange Earnings and Outgo, as are needed to be furnished under section 134(3)(m) of the Act read with rule 8 of the Companies (Accounts) Rules, 2014.

28. Corporate Governance:

The Company is committed to maintain high standards of Corporate Governance and adhere to the Corporate Governance requirements set out by SEBI. The Report on Corporate Governance as stipulated under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 forms an Integral part this Annual Report. Requisite Certificate from the Auditors of the Company confirming compliance with the conditions of Corporate Governance is attached to this Annual Report as 'Annexure-2'.

A certificate from a practicing Company Secretary on compliance(s) with the corporate governance norms forms part of the Corporate Governance Report.

29. Management Discussion and Analysis Report:

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

30. Significant / Material orders passed by the regulatory etc.:

Except as disclosed in this report and commencement of CIRP under the Code, during the year under review, no material orders were passed by Regulators/ Courts / Tribunals during the period impacting the going concern status and Company's operations in future.

However, the resolution plan submitted by Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified Copy received on June 30, 2023).

31. Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

Your Company is under Corporate Insolvency Resolution Process (CIRP) and there are no employees in the Company. However, the Company has in place Policy on Prevention of sexual harassment in line with the requirements of 'The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013'. The Policy provides for protection against sexual harassment of women at workplace and for prevention and redressal of such complaints.

32. Corporate Social Responsibility:

The provisions of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 are not applicable to the Company.

33. Secretarial Standards:

Since the Company is under Corporate Insolvency Resolution Process (CIRP) and the powers of the Board of Directors are suspended. The RP generally complies with Secretarial Standard issued by Institute of Company Secretaries of India wherever applicable.

34. Insolvency And Bankruptcy Code, 2016 :

There are no application made under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) against the Company during the year.

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Kumar Agarwal, IP Registration No. IBBI/PA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Company.

The resolution plan submitted by Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (Certified Copy received on June 30, 2023).

35. Voluntary revision of Financial Statements or Board's Report:

The Company has not revised its Financial Statements or its Board's Report during the year under review.

36. No One Time Settlement of Loans

During the year under review, there has been no one time settlement of loans taken from banks and financial institutions.

37. Acknowledgement:

Your directors wish to convey their appreciation to the shareholders, Banks, dealers, investors, other business associates and all other stakeholders for their continuous trust and support.

For D S Kulkarni Developers Limited

Bhushan Vilaskumar Palresha
Managing Director
DIN: 01258918

Sumit Ramesh Diwane
Director
DIN: 10076052

Date: 19th December 2023

Place: Pune

Annexure -1

FORM MR-3

Secretarial Audit Report

For the financial year ended 31st March, 2023

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

To,

D S KULKARNI DEVELOPERS LTD

(Company under Corporate Insolvency Resolution Process)

CIN: L45201PN1991PLC063340

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by D S Kulkarni Developers Limited ("hereinafter called the company"). Secretarial Audit was conducted in a manner that provided me/us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the D S Kulkarni Developers Limited 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 March 31, 2023 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 examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2023 according to the provisions of The Companies Act, 2013 ("the Act") and the rules made there under;

- i. The Companies Act, 2013 ("the Act") and the rules made there under;
- ii. The Securities Contracts (Regulation) Act, 1956 ("SCRA") and the Rules made there under;
- iii. The Depositories Act, 2018 and the Regulations and Bye-laws framed there under;
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **Not Applicable during the period under review.**
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("SEBI Act"); The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 - Not Applicable during the period under review;
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

- b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations);
- c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **Not Applicable during the period under review;**
- e) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 - **Not Applicable during the period under review;**
- f) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 - **Not Applicable during the period under review;**
- 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 client;
- h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **Not Applicable during the period under review, and**
- i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **Not Applicable during the period under review.**
- j) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.

- vi. We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations to the Company.

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

- (i) the Secretarial Standards issued by The Institute of Company Secretaries of India ("ICSI");
- (ii) The Listing Agreement entered into by the Company with Stock Exchange(s).

During the period under review, we report that:

1. The Company is under Corporate Insolvency Resolution Process ("CIRP") under Insolvency and Bankruptcy Code. On a petition filed by Bank of Maharashtra against the Company, which was admitted vide an Order dated September 26, 2019 of the Hon'ble National Company Law Tribunal ("NCLT"), Mumbai, under the provisions of the Insolvency and Bankruptcy Code, 2016 ("the Code").

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Company. Further, Mr. Manoj Agarwal was appointed as the Resolution Professional ("RP") of the Company by the Committee of Creditors ("CoC"). As per Section 17 of the Code, from the date of appointment of the IRP the management of affairs and powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Company.

2. No documents, data or other requisite documents/information's/details/records were available for our verification and accordingly we cannot comment on the compliance status of the company with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.
3. Powers of the Board is suspended and the Board of Directors of the Company is not duly constituted and there is no proper balance of Executive Directors, Non-Executive Directors and Independent Directors.
4. As no details are received from the Company, we are unable to verify whether adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
5. We are unable to report that Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.
6. Further, we are unable to 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.
7. Further, as stated above, since we have not received any documents/ details/ informations/records from the Company, we cannot comment on the compliance status of the Company with all the applicable laws including Companies Act, 2013, statutes, rules, regulations, guidelines, standards etc.
8. We also report following are the observation during audit period:

It may be noted that as per the provisions of IBC Code and provisions of Regulation 15 (2A) and (2B) of the SEBI Listing Regulations as amended from time to time, the provisions specified in regulation 17, 18, 19, 20, 21 shall not be applicable during the CIRP. The conditions as specified in said regulations of the SEBI (LODR) shall not be useful during the CIRP and the roles and responsibilities of the Board of Directors and the Committees, specified in the respective regulations, shall be fulfilled by the Interim Resolution Professional or Resolution Professional, as the case may be.

- i. *The Company has not appointed Internal Auditor for the Financial Year 2022-2023 pursuant to the provision of section 138 of the Companies Act, 2013.*
- ii. *During the year, there was no Company Secretary in the Company. It is informed by the Company that the Company is in due process of appointment of Company Secretary.*
- iii. *The promoters and promoter group of the Company have not submitted disclosures of encumbered shareholding Regulation 31 (4) of SEBI SAST Regulations, 2011.*

iv. *No documents, data or other requisite documents / information's / details / records were available for our verification and accordingly we cannot comment on the compliance status of the Company with the provisions of the SEBI Listing Regulations and The SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021;*

Search and seizure operations were conducted by the Enforcement Directorate (ED). During this search and seizure and during the process of investigation, Economic Offence Wing of Police Dept. has taken in its custody physical and electronically maintained records of the Company.

Investigation is going on against the company under various laws including the Maharashtra Protection of interest of Depositors Act (MPID), Economic Offences Wing (EOW) –Pune, Insolvency and Bankruptcy Code, 2016, Prevention of Money Laundering Act, 2002. The matter is sub-judice and the impact of the outcome, if any, is uncertainable at present.

We further report that during the audit period, the RP has co-operated with us and have produced before us all the available forms information, clarifications, returns and other documents as required for the purpose of our audit.

**For MIHEN HALANI & ASSOCIATES
Practicing Company Secretary**

**Date: 29.05.2023
Place: Mumbai
UDIN: F009926E000412196**

**Sd/-
Mihen Halani
(Proprietor)
CP No: 12015
FCS No:9926**

Note: This report is to be read with our letter of even date which is annexed as "Annexure A" herewith and forms as integral part of this report.

ANNEXURE A

To,
D S KULKARNI DEVELOPERS LTD
CIN: L45201PN1991PLC063340

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

1. Maintenance of Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process 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 process and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedure on test basis.
6. 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 MIHEN HALANI & ASSOCIATES
Practicing Company Secretary

Date: 29.05.2023
Place: Mumbai
UDIN: F009926E000412196

Sd/-
Mihen Halani
(Proprietor)
CP No: 12015
FCS No:9926

ANNEXURE 2

CORPORATE GOVERNANCE REPORT

COMPANY'S GOVERNANCE PHILOSOPHY:

The Corporate Governance policy of the Company contemplates compliance with statutes, transparency in dealings, simplification and standardization of processes and bonding with customers, which will help the Company to achieve its business objectives while maintaining business ethics and professional standards. In pursuit of business excellence, the affairs of the Company are administered, directed and controlled in a manner which helps to enhance stakeholders' value by adopting conducive business practices, objectivity, accountability and integrity.

Under Section 17 of the Insolvency and Bankruptcy Code, 2016 the powers of the Board are suspended and the same are vested on the Resolution Professional, Mr. Manoj Kumar Agarwal.

CORPORATE GOVERNANCE:

The business of the Company was being managed by the Board of Directors. However, pursuant to initiation of Corporate Insolvency Resolution Process (CIRP), the powers of the Board of Directors of the Company stood suspended w.e.f. vide NCLT Order dated September 26, 2019 and the Powers of the Board remains vested with the Resolution Professional, Mr. Manoj Kumar Agarwal (the "RP").

BOARD OF DIRECTORS:

(a) COMPOSITION OF BOARD OF DIRECTORS:

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Kumar Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Company. The appointment of Mr. Manoj Kumar Agarwal was confirmed/approved as the Resolution Professional ("RP") of the Company by the Committee of Creditors ("CoC"). As per Section 17 of the Code, from the date of appointment of the IRP, powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Company.

As per Regulation 15(2A) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ("the SEBI Listing Regulations"), the provisions as specified in Regulation 17 of the SEBI Listing Regulations, 2015 related to "Composition of Board of Directors" are not applicable during the Insolvency Resolution Process period in respect of a listed entity, which is undergoing Corporate Insolvency Resolution Process.

Since no other data/information/documents available with the Company, Mr. Manoj Agarwal is unable to give the comment on valid constitution of Board of Directors with proper balance of Executive Directors, Non-Executive

Directors and Independent Directors as required under the SEBI Listing Regulations, 2015. However, as per the data available, as on 31.03.2023 the Board of Directors of the Company consists of three Directors out of which two are Independent Directors. The constitution of the Board and other relevant information are given below:

Director	DIN	Whole time / Independent	Shareholding	Number of other directorship held*	Committee position held in other companies
Mr. Deepak Sakharam Kulkarni	00394027	Managing Director	6000469 (49.65%)	5	
Mr. Vijaykumar Jagtap	02555240	Independent Director	-	1	-
Mr. Sahindra Jagannath Bhawale	07352920	Independent Director	-	14	-

*No of other directorship held exclude the name of the Company.

- (i) As per the information available, the Company does not have any nominee director appointed by any institution, lender or equity investor.
- (ii) The Resolution professional unable to comments whether the Company has entered into any business transaction with independent directors.
- (iii) The Company is under Corporate Insolvency Resolution Process (CIRP) under Insolvency and Bankruptcy Code, 2016 (IBC) by the Order of Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench dated September 26, 2019. As per Section 17 of the IBC, 2016, the Powers of the Board of Directors stands suspended and hence all the committees of Board of Directors stands dissolved on September 26, 2019 when NCLT passed order for initiation of CIRP. Accordingly, the limit of committee memberships under Reg. 26(1) of SEBI Listing Regulations, chairmanship/ memberships of the Audit Committee and the Stakeholders Relationship Committee is not required to disclosed.
- (iv) A declaration regarding adherence to the Code of Conduct is given separately by the Resolution Professional.

(b) NUMBER AND DATES OF MEETINGS OF THE BOARD OF DIRECTORS:

After the Commencement of CIRP, in terms of section 17 of the Code, the powers of the Board of Directors have suspended and the same are being exercised by the Resolution Professional. The management and affairs of the

Company has been vested with Resolution Professional, therefore no meeting of Board of Directors or Committee was held after the CIRP.

(c) DISCLOSURE OF RELATIONSHIPS BETWEEN DIRECTORS INTER-SE:

After the Commencement of CIRP, in terms of section 17 of the Code, the powers of the Board of Directors have suspended and such powers of board were vested with the Resolution Professional.

(d) CONSTITUTION AND COMPOSITION OF COMMITTEES OF BOARD:

As per Regulation 15(2B) of the SEBI Listing Regulations, the provisions as specified in Regulations 18 (Audit Committee), Regulation 19 (Nomination and Remuneration Committee), Regulation 20 (Stakeholder's Relationship Committee) and Regulation 21 (Risk Management Committee) under SEBI Listing Regulations, 2015 are not applicable during the Insolvency Resolution Process. Accordingly, no details are provided.

(e) SHAREHOLDING OF NON-EXECUTIVE DIRECTORS: Nil (as per the available information)

(f) FAMILIARIZATION PROGRAMME FOR INDEPENDENT DIRECTORS:

The Company is under Corporate Insolvency Resolution Process (CIRP) and the entire Board is suspended; hence no formal evaluation of the Independent Directors has taken place.

(g) CORE COMPETENCIES OF THE BOARD OF DIRECTORS:

The Company is under Corporate Insolvency Resolution Process (CIRP) and the entire Board is suspended.

(h) BOARD CONFIRMATION REGARDING INDEPENDENCE OF THE INDEPENDENT DIRECTORS:

The Company is under Corporate Insolvency Resolution Process (CIRP) and the entire Board is suspended; and such powers of board were vested with the Resolution Professional.

(i) RESIGNATION OF INDEPENDENT DIRECTOR BEFORE THE EXPIRY OF THE TENURE:

The Company is under Corporate Insolvency Resolution Process under the provisions section 7 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code"), and the powers of Board of Directors of the Company are suspended and same are being exercised by the Resolution Professional, and thereafter any change in Management of the Company is restricted by the Code hence, none of the independent director resigned before the expiry of the tenure.

(j) REMUNERATION POLICY:

Since no employees of the Company are on payroll, remuneration policy is not applicable to the Company.

(k) REMUNERATION OF DIRECTORS: Not Applicable**GENERAL BODY MEETINGS:**

The location, time and date where the last three Annual General Meetings of the Company were held and disclosure about Special Resolutions are given hereunder:

AGM/Date/time/ Venue	Details of Special Resolutions passed
29 th AGM (the adjourned AGM) on 7 th January, 2021 at 4.30 p.m. through video Conferencing	No Special Resolution passed
30 th AGM (the adjourned AGM) on 28 th September, 2021 at 3.00 p.m. through video Conferencing	No Special Resolution passed
31 st AGM (the adjourned AGM) on 22 nd September, 2022 at 3.00 p.m. through video Conferencing	No Special Resolution passed

Postal Ballot

During the year under review, No Special resolution was passed through postal ballot.

COMPANY'S MEANS OF COMMUNICATION:

Website	Your Company maintains a website www.dskcirp.com , wherein there is dedicated section 'Investors'. The website provides details, inter alia, about the Company, its performance including quarterly financial results, annual reports, press release, unpaid dividend details, if any shareholding pattern, Policies required to be published under SEBI (LODR) Regulations, contact details, etc.
Quarterly/ Annual Financial Results	Quarterly / Half Yearly / Yearly Results are subjected to Limited Review by Statutory Auditors and are generally published in Financial Express (All Editions) & LokSatta (Pune Edition) newspapers having wide circulation. The said Results are made available on the website of the Company www.dskcirp.com

Stock Exchanges	All periodical information, including the statutory filings and disclosures, are filed with BSE and NSE. The filings required to be made under the Listing Regulations, including the Shareholding pattern and Corporate Governance Report for each quarter are also filed on BSE Listing Centre and NSE Electronic Application Processing System (NEAPS) and also displayed on the Company's website.
Investor Servicing	SEBI has commenced processing of investor complaints in a centralized web based complaints redress system "SCORES". However, the Company does not have access to the user id and password. Further, the RP has provided agmfordskdl@gmail.com email Id for sending complaints. Furthermore, RP has also requested the RTA, to resolve the concern queries of stakeholders and read out the points of Investors correspondence as mentioned in the report.
Other Information	To expedite the process of share transfer, transmission, split, consolidation, re-materialization and dematerialization etc. of securities of the Company, the RP had delegated the powers of approving the same to the Company's RTA namely Link Intime India Pvt. Ltd., Mumbai under his supervision. In pursuance of SEBI (Prohibition of Insider Trading) Regulations, 2015, the RP is taking preventive steps for Prevention of Insider Trading for complying with the requirements under the SEBI (Prohibition of Insider Trading) Regulations, 2015 and the requirements under the SEBI Listing Regulations, 2015.
Name, Designation and address of the Compliance Officer:	Not Applicable, as on 31 st March, 2023 there is no Company Secretary and Compliance officer. Mr. Manoj Kumar Agarwal, Resolution Professional of the Company is acting as Compliance Officer of the Company

GENERAL SHAREHOLDER INFORMATION:

CIN	L45201PN1991PLC063340
Registered Office and Address	Unit No. 301, 3 rd Floor, Swojas One, Kothrud Pune 411038
Date, Time and Venue of Annual General Meeting	The 32 nd Annual General Meeting of the Company shall be held on Thursday, 21 st December 2023 at 11:00 A.M. (IST).
Financial Year	1 st April to 31 st March
Rate of Dividend and dividend declaration date	Not Applicable
Listing on Stock	The shares of the Company are listed on Bombay Stock Exchange Ltd. (BSE),

Exchanges	Mumbai and National Stock Exchange of India Limited (NSEIL).
Listing fees	Annual listing fees have been paid for the financial year 2023-24 to NSE & BSE.
Stock Code	BSE: 523890 NSE: DSKULKARNI
ISIN Number	INE891A01014
Suspension of trading in securities	Your company is suspended from trading on stock exchange.
Registrar and Share Transfer agents	For equity: M/s. Link Intime India Private Limited C 101, 247 Park, L. B. S. Marg, Vikhroli (West), Mumbai – 400 083, India Tel No: 022 – 4918 6000 Website: www.linkintime.co.in E-mail: helpdesk@linkintime.co.in
Share Transfer System	All the shares related work is being undertaken by our RTA, Link Intime India Pvt. Ltd., Mumbai. To expedite the process of share transfer, transmission, split, consolidation, re-materialisation and dematerialization etc. of securities of the Company, the RP has been delegated the power of approving the same to the Company's. The Securities & Exchange Board of India (SEBI) has mandated the submission of Permanent Account Number (PAN) for securities market transactions & off market/private transactions involving Transfer of Shares in Physical Form of Listed Companies. Therefore, it shall be mandatory for the transferee(s) to furnish a copy of the PAN Card to the Company/Registrar & Share Transfer Agents for Registration of such transfers. Members/Investors are therefore requested to make note of the same & submit their PAN Card copy to the Company/ Registrar & Share Transfer Agents.
Outstanding GDR's/ ADR's / Warrants/ Convertible Instruments and their Impact on Equity	There are no outstanding GDRs / ADRs / Warrants or any convertible instruments as on 31 st March, 2023, which would have impact on the equity share capital of the company

Commodity price risk or Foreign exchange risk and hedging activities	The Company has neither commodity hedging activities nor any foreign exchange transactions during the current year.
Plant Locations	NA
Credit Ratings	The Company has not obtained any credit rating during the Financial Year as the Company is under Corporate Insolvency Resolution Process (CIRP).

MARKET PRICE DATA:

The equity shares of the Company remain suspended from trading on BSE Limited and National Stock Exchange of India Limited during the year.

DISTRIBUTION OF SHAREHOLDING AS ON MARCH 31, 2023:

Since the Company is suspended from trading on stock exchange and the RP does not have exact details of distribution of Shareholding and Categories of Shareholder, the RP is unable to comment on the Reliability of the Data, as the same being prepared according to the available information.

Category	No. of shares held	% of holding
Promoter & Promoter Group	1,20,84,990	46.84
Public	1,37,16,018	53.16
Non Promoter- Non Public	0	0
Shares underlying DRs	0	0
Shares held by Employee Trusts	0	0
Total	2,58,01,008	100

STATUS OF DEMATERIALIZATION OF SHARES:

The Company's shares are compulsorily traded in dematerialized mode. As on 31st March 2023, 83.53% shares were held in dematerialized form and balance 16.47% shares were held in physical form. Those shareholders

whose shares are held in physical form are requested to dematerialize the same at the earliest in their own interest. The demat security code (ISIN) for the equity shares is INE891A01014.

RECONCILIATION OF SHARE CAPITAL AUDIT:

The Reconciliation of Share Capital Audit Report of the Company prepared in terms of SEBI Circular No. D&CC/FITTC/CIR-16/2002 dated December 31, 2002, reconciling the total shares held in both the depositories, viz. NSDL and CDSL and physical form with the total issued/paid-up capital of the Company were submitted to the Stock Exchange(s) till the financial year ended March 31, 2023 quarter only.

ADDRESS FOR CORRESPONDENCE:

Registrar & Transfer agents –
Link Intime India Private Limited,
C-13, Pannalal Silk Mills Compound, L.B.S. Marg,
Bhandup (West) Mumbai – 400 078,
Ph No. 022 -256963838

Equity:
sandip.pawar@linkintime.co.in
Contact: Mr. Sandip Pawar

Debenture:
dsk.ncd@linkintime.co.in
Contact: Mr. Dhanaji Jondhale
Debenture Trustee : GDA Trusteeship Ltd. Catalyst Trusteeship Ltd.
GDA House, 1st Floor, Plot No.85 S No. 94 & 95,
Bhusari Colony (Right), Paud Road, Kothrud, Pune-411038.
Ph No. 020-25280081, dt@gdatrustee.com
Contact: Ms. Shamala Nalawade

OTHER DISCLOSURES:

(a) MATERIALLY SIGNIFICANT RELATED PARTY TRANSACTIONS:

There were no materially significant related party transactions that may have potential conflict with the interests of the Company.

(b) STATUS OF REGULATORY COMPLIANCES:

Since the Company is under CIRP, The RP strive hard to comply with the material requirements of the Listing Agreement/ SEBI (LODR) Regulations, 2015.

(c) DETAILS OF COMPLIANCE WITH MANDATORY REQUIREMENTS AND ADOPTION OF THE NON-MANDATORY REQUIREMENTS:

Since the Company is under CIRP, The RP strive hard to comply with the Corporate Governance requirement as per SEBI Listing Regulations.

(d) MATERIAL SUBSIDIARY :

As per the details available, the Company is having Three subsidiaries as on 31.03.2023 i.e. DSK Developers Corporation, DSK Woods LLC, & DSK Infra Pvt Ltd ("said Subsidiaries"), of which one domestic subsidiaries have complied with annual fillings with Registrar of Companies upto 31st March 2016. Further, the RP does not have access to the information(s)/detail(s)/record(s)/document(s) of the said Subsidiaries.

(e) COMMODITY PRICE RISK OR FOREIGN EXCHANGE RISK AND HEDGING ACTIVITIES:

The Company has neither commodity hedging activities nor any foreign exchange transactions during the current year.

(f) DETAILS OF PREFERENTIAL ALLOTMENT OR QUALIFIED INSTITUTIONAL PLACEMENT AS SPECIFIED UNDER REGULATION 32 (7A) OF THE SEBI LISTING REGULATIONS:

The Company has not raised funds through preferential allotment or qualified institutional placement.

(g) CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

Your Company has received the Certificate from the Secretarial auditor of the Company i.e. Mihen Halani & Associates regarding non-disqualification of Directors which forms part of this annual report.

(h) WHISTLE BLOWER POLICY

The Company has adopted a Vigil Mechanism in form of whistle blower policy. At present there are no employees on the payroll of the Company and Company's business operations are also closed due to initiation of CIRP.

(i) APPROVAL OF BOARD ON RECOMMENDATION BY THE COMMITTEE:

The Company is under Corporate Insolvency Resolution Process under the provisions section 7 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code"), and the powers

of Board of Directors of the Company are suspended and same are being exercised by the Resolution Professional, hence there were no instances where the Board has not accepted any recommendation of any committee of the Board.

(j) CEO/CFO CERTIFICATION

The Company is under Corporate Insolvency Resolution Process under the provisions section 7 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code"), and the powers of Board of Directors of the Company are suspended. Therefore, declaration on compliance with the Code of Conduct and Ethics duly signed by the Chief Executive Officer is not available.

(k) UNCLAIMED DIVIDENDS / REFUND AMOUNTS AND TRANSFER TO INVESTOR EDUCATION & PROTECTION FUND

Pursuant to the applicable provisions of the Act, read with Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, (including any statutory modification(s) and / or re-enactment(s) thereof for the time being in force), during the year under review the un-paid/unclaimed dividend for the financial year 2010-11, & financial year 2014-15 and shares for which no dividend was claimed from consecutive seven years were required to be transferred to the IEPF Authority established by the Central Government. The list shareholders whose shares and dividend were transferred to IEPF Authority are not available and due to non-availability of the data as the Company is in the process of CIRP, the same is not transferred to IEPF authority. In case the members have any queries on the subject matter and the Rules, they may contact the Company's RTA.

(l) AUDIT FEES:

Total fees paid to Statutory Auditors of the Company is Rs. 3,52,750/- for financial year 2022-23, for all services on a consolidated basis.

(m) DISCLOSURE IN RELATION TO SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

Your Company is under Corporate Insolvency Resolution Process (CIRP) and there are no employees in the Company. The Company has adopted a Policy in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at workplace. The details of complaints are as under:

a.	No. of complaints filed during the financial year	Nil
b.	No. of complaints disposed off during the financial year	Nil
c.	No. of complaint pending as on end of the financial year	Nil

(n) SECURED REDEEMABLE NON-CONVERTIBLE DEBENTURES (NCDs)

The Company's Secured Redeemable Non-Convertible Debentures (NCDs) offered for subscription to public under were allotted on 6th September, 2014 and are listed on BSE Limited on 10th September, 2014. The ISIN details for these NCDs are as under:

Series /Tranche	ISIN	Scrip Code	No. of NCDs	Face Value (in cr.)	Rate of Interest	Interest Interval	Date of Redemption
Option I	INE891A07011	935190	1,03,444	5,000	12.50%	Quarterly	06/09/2017
Option II	INE891A07037	935192	46,851	5,000	NA	Cumulative	06/03/2020
Option III	INE891A07045	935194	849	25,000	12.65%	Annually	Staggered Redemption
Option IV	INE891A07029	935196	68,852	5,000	12.75%	Monthly	06/09/2021

The Company has complied with all the mandatory and non-mandatory requirements of the SEBI Listing Regulations, wherever and to the extent applicable and possible.

For D S Kulkarni Developers Limited

Bhushan Vilaskumar Palresha
Managing Director
DIN: 01258918

Sumit Ramesh Diwane
Director
DIN: 10076052

Date: 19th December 2023
Place: Pune

**DECLARATION REGARDING COMPLIANCE BY THE BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL WITH
COMPANY'S CODE OF CONDUCT OF BOARD OF DIRECTORS AND SENIOR MANAGEMENT PERSONNEL**

**CERTIFICATE OF COMPLIANCE WITH THE CODE OF CONDUCT
Schedule V (D) of Regulation 34(3) of SEBI (LODR) Regulations, 2015**

On initiation of Corporate Insolvency Resolution Process under the provisions Section 7 of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("the Code"), the powers of Board of Directors of the Company are suspended and same are being exercised by the Resolution Professional ("RP").

This is to certify that in line with the requirements of Schedule V (D) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; the Company has not received affirmation on compliance with rules of Code of Conduct from the Board of Directors and Management, and also due to non-availability of various data/informations/Documents it is unable to confirm that the Code of Conduct are as per the requirement of Regulation 26(3) of SEBI (LODR) Regulations, 2015 for the financial year ended on March 31, 2023.

Sd/-

Bhushan Vilaskumar Palresha
Managing Director
DIN: 01258918

Date: 19th December 2023

Place: Pune

Date:

**NOTE: We do not have details/information/records of compliances under Corporate Governance to be followed by the Company, as the Company is under Corporate Insolvency Resolution Process (CIRP) under Insolvency & Bankruptcy Code (IBC), 2016. Further, all statutory records and other relevant documents are seized and in the custody of investigating authorities. Mr. Bhushan Vilaskumar Palresha, Managing Director of the Company is unable to comment on the authentication of the available information/ record/ details found during the course of preparing the Corporate Governance report. It is further informed that no senior management personnel of the company are available to provide the details.*

D S KULKARNI DEVELOPERS LIMITED

CIN: L45201PN1991PLC063340

E: cs.dskdl@ashdanproperties.in

P: 020 6716 6716 W: dskcirp.com

MANAGEMENT DISCUSSION & ANALYSIS REPORT

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Kumar Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Company. The appointment of Mr. Manoj Kumar Agarwal was confirmed/approved as the Resolution Professional ("RP") of the Company by the Committee of Creditors ("CoC"). As per Section 17 of the Code, from the date of appointment of the IRP the management of affairs and powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Company.

Under Section 17 of the IBC 2016 the powers of the Board are suspended and the same are vested on the Resolution Professional, Mr. Manoj Kumar Agarwal. The Moratorium Period as stipulated under Section 14 of the IBC Code, 2016 is in force.

The RP invited Resolution plans for revival of the Company from the prospective Resolution Applicants. The Committee of Creditors approved the Resolution Plan submitted by Resolution Applicant – The CoC members have approved the Resolution Plan submitted by Ashdan Properties Pvt. Ltd., Classic Promoters & Builders Pvt. Ltd. and Atul Builders- Consortium with requisite majority of the voting share as per the Insolvency and Bankruptcy Code (IBC), 2016. The application for approval of the Resolution Plan by NCLT under section 31 of Insolvency and Bankruptcy Code, 2016 was filed on 24.08.2021. The resolution plan was approved by the Hon'ble National Company Law Tribunal, Mumbai Bench vide Order No. CP (IB) NO. 1633/MB/C-I/2019 dated June 23, 2023 (uploaded on NCLT website on June 26, 2023).

Economic Overview:

The Indian Government is on the fast track of financial reforms. The Reserve Bank of India ("RBI") with its helping hand is supporting the Government to bring down inflation. It is perceived that the Government and RBI are working in tandem with each other to accelerate the tempo of development. Economic development benefits everyone.

The public and private sector projects which were stalled are now seeing the light at the end of a dark tunnel. Government is quickly moving towards the era of 'Minimum government and maximum governance' by digitization, simplification of procedures, shortening various forms, leveraging technology, transparency in public interface, etc. The Government has also taken a number of initiatives for improving 'Ease of Doing Business'. The emphasis has been on simplification and rationalization of the existing rules and introduction of IT (information technology) solutions to make governance more proactive, efficient and effective.

Real Estate Sector Overview and Outlook:

It may be noted that the Central Government passed the Real Estate Regulation and Development Act, 2016 which got notified on 26th March, 2016.

Rapid home sales, rising inventory levels and weak sentiment pulled down India's property markets in 2015. The sector awaits the return of investors and customers, who seem to be waiting for prices to stabilize and developers to honour project delivery schedules before they take the plunge.

Many steps by the Government/regulators have been seen to stabilise real estate sector, be it in the form of formation of REITs and InvITs, regulatory changes, reduction in interest rates or easing FDI norms. Real estate has always been an attractive sector for private equity providers and NBFCs.

With the Government's efforts in pushing start-ups, new projects and overall economic growth, commercial real estate seems to be better placed than residential real estate.

Opportunities:

With the Government's and RBI's steps for economic reforms, the industry is positive for revival of economic growth across all sectors. Be it regulation or execution, government is trying to be transparent and at the same time vigilant.

The Government's 'Smart City Mission' will help to revive real estate in the cities which have been recognised in Smart City project. Also under Sardar Patel Urban Housing Mission, 30 millions housing will be built in India by 2022 for economically weaker sections and low income group.

The concept of Smart Township is now shaping the concept in which company has been operating for a long time.

The start-ups boost and ease of doing business will lead to more entrepreneurs and new projects which may lead to development of new industrial corridors and as such development of residential avenues.

The relaxation of FDI norms for real estate will see boost in investment in real estate sector. This move should boost affordable housing projects and smart cities across the country.

Since the numbers of new launches have reduced, developers are concentrating on completing the existing projects. It is giving confidence to the buyers that the launched projects will be completed and as such it is expected to boost demand.

Further, as mentioned above as the Company is in Corporate Insolvency Resolution Process ("CIR Process") hence outlook, opportunity and threats, developments, risk and concerns and ratios has not been provided separately as required under Listing Regulations.

Financial Performance:

The financial performance of the Company for the year 2022-2023 is described in the Directors' Report under the head Financial Result.

Outlook:

The recent passage of the IBC (Insolvency & Bankruptcy Code) has been a major change in the environment for the company. The Company is expecting positive outlook post approval of the resolutions plans approved by the Committee of Creditors.

Internal Control System:

Since the Company is under CIRP, the business operations of the Company are shut. The Company is optimistic about the resolution plans received by the Company and looking forward for positive results.

Cautionary Note:

The statements forming part of this Report may contain certain forward looking remarks within the meaning of applicable laws and regulations. The actual results, performances or achievements of the Company depend on many factors which may cause material deviation from any future results, performances or achievements.

Significant factors which could make a difference to the Company's operations include domestic and international economic conditions, changes in Government regulations, tax regime and other statutes.

The Company assumes no responsibility to publicly amend, modify or revise any forward looking statements on the basis of any subsequent developments, information or events.

For D S Kulkarni Developers Limited

Bhushan Vilaskumar Palresha
Managing Director
DIN: 01258918

Sumit Ramesh Diwane
Director
DIN: 10076052

Date: 19th December 2023

Place: Pune

CERTIFICATE ON CORPORATE GOVERNANCE

To,
The Members,
D S KULKARNI DEVELOPERS LTD
(Company under Corporate Insolvency Resolution Process)
CIN: L45201PN1991PLC063340

We have examined all the publicly available information and the details of the compliance of conditions of Corporate Governance submitted by the Company of **D S KULKARNI DEVELOPERS LTD** ("the Company") (**Company under Corporate Insolvency Resolution Process**) for the year ended on March 31, 2023, as per the relevant provisions of SEBI (Listing Obligations and Disclosures Requirement) Regulations, 2015. ("SEBI Listing Regulations").

The compliance of conditions of corporate governance is the responsibility of the management. Our examination was limited to review of the procedures and implementation thereof, as adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

We would like to inform that, the Company is under Corporate Insolvency Resolution Process ("CIRP") under Insolvency and Bankruptcy Code. On a petition filed by Bank of Maharashtra against the Company, which was admitted vide an Order dated September 26, 2019 of the Hon'ble National Company Law Tribunal ("NCLT"), Mumbai, under the provisions of the Insolvency and Bankruptcy Code, 2016 ("the Code").

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Company. Further, Mr. Manoj Agarwal was appointed as the Resolution Professional ("RP") of the Company by the Committee of Creditors ("CoC"). As per Section 17 of the Code, from the date of appointment of the IRP the management of affairs and powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Company.

Search and seizure operations were conducted by the Enforcement Directorate (ED). During this search and seizure and during the process of investigation, Economic Offence Wing of Police Dept. has taken in its custody physical and electronically maintained records of the company.

Investigation is going on against the company under various laws including the Maharashtra Protection of interest of Depositors Act (MPID), Economic Offences Wing (EOW) – Pune, Insolvency and Bankruptcy Code, 2016, Prevention of Money Laundering Act, 2002. The matter is sub-judice and the impact of the outcome, if any, is uncertainable at present. Accordingly, no documents, data or other requisite documents/ information's /details/records were available for our verification and accordingly we cannot comment on the compliance status of the company with the conditions of Corporate Governance as stipulated in the SEBI Listing Regulations for the Financial Year ended March 31, 2023.

D S KULKARNI DEVELOPERS LIMITED

CIN: L45201PN1991PLC063340

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P: 020 6716 6716 W: dskcirp.com

We further 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 MIHEN HALANI & ASSOCIATES
Practicing Company Secretary

Date: 29.05.2023

Place: Mumbai

UDIN: F009926E000412163

Sd/-
Mihen Halani
(Proprietor)
CP No: 12015
FCS No:9926

Mihen Halani & Associates

Practicing Company Secretaries

A-501/L, Jaswanti Allied Business Centre, Kachpada, Ramchandralane Extn. Rd,

Malad (West), Mumbai – 400 064, ☎: 022 – 6236 0279 ✉: mihenhalani@mha-cs.com

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,

D S KULKARNI DEVELOPERS LTD

(Company under Corporate Insolvency Resolution Process)

CIN: L45201PN1991PLC063340

The Hon'ble NCLT vide its order dated September 26, 2019 allowed initiation of CIRP of the Company and Mr. Manoj Kumar Agarwal, IP Registration No. IBBI/IPA-001/IP-P00714/2017-2018/11222 was appointed as the Interim Resolution Professional ("IRP") for the Corporate Debtor. The appointment of Mr. Manoj Kumar Agarwal was confirmed/approved as the Resolution Professional ("RP") of the Corporate Debtor by the Committee of Creditors ("CoC"). As per Section 17 of the Code, from the date of appointment of the IRP the management of affairs and powers of the board of directors of the Company were suspended and stood vested with IRP/RP of the Corporate Debtor.

In exercise of the powers of the Board of Directors by the Resolution Professional of the Corporate Debtor as per Section 17(1)(b) of Insolvency and Bankruptcy Code, 2016, hereby present the Thirty First Annual Report on business and operations of the Company along with the Audited Statement of Accounts for the financial year ended March 31, 2023.

Further, Search and seizure operations were conducted by the Enforcement Directorate (ED). During this search and seizure and during the process of investigation, Economic Offence Wing of Police Dept has taken in its custody physical and electronically maintained records of the Company.

Investigation is going on against the listed entity under various laws including the Maharashtra Protection of interest of Depositors Act (MPID), Economic Offences Wing (EOW) –Pune, Insolvency and Bankruptcy Code, 2016, Prevention of Money Laundering Act, 2002. The matter is sub-judice and the impact of the outcome, if any, is uncertainable at present.

We have examined the relevant publically available information of D S Kulkarni Developers Limited having CIN L45201PN1991PLC063340 and having registered office at 1187 /60 J M Road, Shivaji Nagar, Pune, Maharashtra 411005 (hereinafter referred to as 'the Company'), and information 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 and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information provided to us, we hereby state that the Company is under Corporate Insolvency Resolution Process ("CIRP") under Insolvency and Bankruptcy Code.

Further, we have not received any documents/details/informations/records from the Company & its officers, and hence we are unable to comment that whether the Directors on the Board of the Company for the Financial Year ending on March 31, 2023 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, Reserve Bank of India or any such other Statutory Authority.

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 MIHEN HALANI & ASSOCIATES
Practicing Company Secretary**

Date: 29.05.2023

Place: Mumbai

UDIN: F009926E000412086

**Sd/-
Mihen Halani
(Proprietor)
CP No: 12015
FCS No:9926**

AUDIT REPORT
D. S. KULKARNI DEVELOPERS LTD.
2022-23



Pankaj P. Sanghavi & Co.

CHARTERED ACCOUNTANTS

8, 4th Floor, Shaniya Enclave, V P Road, Vile Parle West, Mumbai - 400056.

T. : 40124156 / 57 / 58 E : admin@cappsco.in W : www.cappsco.in

PPSCO

& ASSOCIATES

Chartered Accountants

CA Pankaj P. Sanghavi

B.Com (Hons.), M.A. (Phil). F.C.A.

CA Ankit P. Sanghavi

B.Com, F.C.A., FAFD (ICAI), DISA (ICAI)

CA Hemant R. Shah

B.Com, F.C.A.

CA Kalpeet Doshi

M.Com, FCA, DISA (ICAI)

Independent Auditors' Report

To the members of D. S. Kulkarni Developers Limited.

1. Report on the audit of standalone Ind AS financial statements

We were engaged to audit the accompanying standalone Ind AS financial statements of D. S. Kulkarni Developers Limited (the Company), which comprise the Balance Sheet as at 31 March, 2023, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and summary of the significant accounting policies and other explanatory information.

2. Management's responsibility for the standalone Ind AS financial statements

D. S. Kulkarni Developers Limited is under Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code (the Code). Its affairs, business and assets are being managed by the Resolution Professional appointed by the Hon'ble NCLT Mumbai vide its Order dated 26th September, 2019 under the provisions of the Code as Interim Resolution Professional and subsequently as per section 22 of the Code as Resolution Professional of D. S. Kulkarni Developers Limited. The matter against the Corporate Insolvency Resolution Process is pending for order before the Hon'ble NCLT vide CP 1633/2019. Under provisions of section 17 of the Code, the powers of Board of Directors of D. S. Kulkarni Developers Limited are currently under suspension and the same are being exercised by the Resolution Professional of D. S. Kulkarni Developers Limited.

In view of ongoing Corporate Insolvency Resolution Process, the Resolution Professional is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (the Act) with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act.



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This responsibility also includes 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 frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Under section 20 of Code, it is incumbent upon Resolution Professional to manage the operations of the Company as a going concern and the financial statements have been prepared on going concern basis.

The written representations with regard to these financial statements provided to us during the course of our audit, have been signed by the Resolution Professional appointed by the Hon'ble NCLT Mumbai vide its Order dated 26 September, 2019.

3. Auditor's responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

The Financial Statements provided to us for review have been signed only by the Resolution Professional. Section 134(1) of the Companies Act, 2013 requires such signature to be undertaken by (a) the chairperson of the company where he is authorized by the board, or by two directors out of which one shall be managing director, and (b) the chief executive officer, the Chief Financial officer, and the Company Secretary, wherever they are appointed. Since the CIRP has been initiated, the Resolution Professional, pursuant to his appointment, has been vested with the management of the Company and the powers of the board of directors of the Company stand suspended. Therefore, the Financial Statements have been signed by the Resolution Professional



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alone. Though the powers of the Board of directors are Suspended, none of such directors of the Company were available/ agreeable to sign the said Financial Statements.

The positions of Chief Financial Officer and Company Secretary of the Company, as on the date of Signing of the Financial Statements, were vacant. We understand that the office of the Chief Finance Officer and the Company Secretary of the Company is vacant before the start of the year under audit. The Company has not appointed such key managerial personnel as required under section 203 of the Companies Act, 2013 read with Rode 8 of the Companies (Appointments and Remuneration of Managerial Personnel) Rules, 2014. As such, the Financial Statements may suffer from issues of accuracy, veracity, sufficiency, completeness, and reliability, as none of the key managerial personnel of the Company other than Resolution Professional has signed the Financial Statements.

For the purpose of this audit review, we have relied upon the Financial Statements provided to us by the Resolution Professional. It is observed that the Resolution Professional has inserted a note as part of notes to accounts, set out in Note 2.31 of financial statements, as per which he has assumed that the data/information provided by the officials of the Company and the records of the Company made available to him are in conformity with the applicable laws and present a true and fair view of the position of the Company and has not personally verified such information, and that he should be absolved from the accuracy, veracity and sufficiency or completeness of information provided to him by the officials of the Company based on which the Financial Statements of the Company have been prepared. As per the said note, the Resolution Professional has signed the financial statements only to facilitate the CIRP process without any liability of the same. To the extent to which the Resolution Professional has disclaimed his liability with respect to accuracy, veracity, and sufficiency or completeness of information provided to him by the officials of the Company, the Financial Statements may suffer from issues of accuracy, veracity, sufficiency, completeness, or reliability. Relevant observations upon the extent of veracity of the Financial Statements have been made in the below paragraphs.

Our objectives are:

- a. to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error.



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- b. 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 the 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 the users taken on the basis of these financial statements.

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

- a. identified and assessed the risks of material misstatement of the financial statements, whether due to fraud or error, designed and performed audit procedures responsive to those risks, and obtained 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.
- b. obtained 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) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- c. evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d. considered the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, we concluded that a material uncertainty does exist related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. Hence, we drew attention in our auditor's report to the related disclosures in the financial statements. 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 entity to cease to continue as a going concern or vice versa.



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- e. evaluated the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- f. communicated 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 identified during our audit.
Because of the matters described in the Basis for disclaimer of opinion paragraph, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on the financial statements.

4. Basis for disclaimer of opinion

- i. In view of irregularities and suspected fraudulent transactions and defaults under 'Insolvency Bankruptcy Code 2016, the Company is under 'Corporate Insolvency Resolution Process'. As at the date of this report, we are not in receipt of any litigation/investigation reports conducted by investigative authorities.
- ii. In view of the fact that matters relating to abovementioned financial irregularities are sub-judice and litigations/investigations by respective authorities are yet to be completed, we are unable comment on the consequential impact, if any, on the financial statements of the outcome of such litigations/investigations / enquiry by law enforcement agencies and outcome of related litigation and claims.
- iii. In view of the ongoing Corporate Insolvency Resolution Process, the outcome of which cannot be presently ascertained on the matters listed below, we are unable to comment whether the Company will be able to continue as a going concern. Consequently, we are unable to comment as to whether the going concern basis for preparation of these financial statements taken by the Company is appropriate.
- iv. There are proceedings going on against the company under various laws such as The Maharashtra Protection of Interest of Depositors Act (MPID), Economic Offences Wing (EOW) - Pune, Insolvency and Bankruptcy Code, 2016 and other economic laws. Various agencies have moved against the Assessee Company and its directors, viz. Directorate of Enforcement (ED), Serious Fraud Investigation Office (SFIO) and other agencies. The original documents/agreements has been seized by ED and are not available for carrying out necessary audit.



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- v. Other matters (including those listed in paragraph (iv) above), limitations with regard to availability of necessary audit evidences including original documents and information, satisfactory explanations and justifications required for audit for the years ended 31 March 2023. In view of the limitations and uncertainties involved, we had expressed our inability to express an opinion on the financial statements for the audited period. Our disclaimer of opinion on the financial statements is also because of the possible effects of the above matters on the figures for the current year and on the corresponding figures for the year ended 31st March 2022.
- vi. We are unable to comment on the necessary adjustments/disclosures in these financial statements in relation to the following items, in view of non-availability of certain necessary information / documentation/satisfactory explanations relevant to the current year audit-
- a. Lack of reconciliation of consumables and spares consumed (included under purchases of stock in trade) with related sales; and
 - b. Sale of few finished flats but not recognized due to non-availability of agreements for which the closing stock shall show and inflated cost value;
 - c. Lease rental agreements for various land given on lease on which rental expenses are recognized for the current year, are not provided and hence without sufficient appropriate audit evidence we are unable to comment on accuracy of rental expenses so recognized or unrecognized;
 - d. Employee details / Salary register on which salary expenses are recognized for the current year, are not provided and hence without sufficient appropriate audit evidence we are unable to comment on accuracy of employee cost so recognized or unrecognized;
 - e. Bank statement/Interest statements of few Banks accounts/Fixed deposits taken from the banks, that were made available by the banking authorities have been accounted for, the rest were not completely made available by the banking authorities inspite of many representations made by Resolution Professional;
 - f. Debenture statements and Loan statements from few banks based on which interest expenses have been recognized were not made available, for which we have taken the base of previous year in case of non-Convertible debentures.



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- g. Statutory liabilities due as at 31st March, 2023 are verified based on the tally data maintained and provided by the management. Various representations to Government authorities for the login credentials or data available of the said company have been made by the Resolution Professional, based on which the said recognition shall be verified for its accuracy but the same was not available.
- h. Ledger confirmations including that of related parties had not been made available based on which inter balances are not verified.
- i. Original documents/ agreements were not made available in most cases and hence we had to carry out our audit procedures on the tally data provided and management representations. As explained to us by the management, all the original documents had been seized by Directorate of Enforcement (ED).
- j. Report from EOW for its investigation done and report of forensic audit conducted have not been provided to us based on which our opinion shall have a material impact.
- vii. Attention is drawn to Note 7 of the financial statements i.e., unsecured loans to related parties where provision has been made for bad and doubtful debts of Rs. 4,713.84 Lakhs, out of Rs. 6,959.68 Lakhs, which are loans, given to subsidiary company, M/s. DSK Developers Corporation. Out of total 4,173.84 lakhs, Rs. 229 Lakhs is doubtful Interest component. The basis of the provision of doubtful debts is not provided to us.
- viii. D. S. Kulkarni Developers Limited has one 100% subsidiary DSK Southern Projects Private Limited and this subsidiary company was also under Corporate Insolvency Resolution Process. Resolution plan for that company was approved by the Hon'ble NCLT, Mumbai Bench on 17.02.2023. According to the terms of the approved resolution plan, D. S. Kulkarni Developers Limited is due to receive Rs. 5,00,000/- towards the full and final payment against their outstanding loan. The same was received by the company on 17.05.2023. The total outstanding loan as on the date of the approval of the resolution plan was Rs.4,565.77/- lakhs. The remaining amount has been written off as the same is no longer receivable.



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- ix. As part of the Corporate Insolvency Resolution Process, the Company has received certain claims aggregating to Rs. 2,68,667 lakhs till 27 March 2023 from various creditors and out of which the total amount of admitted claims were Rs. 1,77,865 lakhs as approved by Resolution Professional.
- x. Attention is invited to note 9 of the financial statements wherein it is stated that Inventory is not physically verified. We have relied on Resolution Professional for the figures provided in respect of inventory.
- xi. Trade receivables include receivables of Rs. 83 lakhs in respect of related party (Nikhil Kulkarni & Co.) for the purpose of sale of assets which is outstanding since March 2016. It also includes Vat receivable from Flat holders of Rs. 219 Lakhs since long which is not backed by any evidence.
- xii. The Company needs to strengthen its internal control systems, in particular its IT controls and those relating to existence of contract work-in-progress; reconciliation of consumables and spares consumed with related sales; accounts receivables including periodic reconciliations with customers, age wise analysis and application of receipts from customers; physical verification of inventories, accounts payables including vendor selection process and periodic reconciliations with vendors; classification of costs relating to items of purchase of traded goods including costs incurred towards warranty and certain contract expenses; and disposal of property, plant and equipment. We are unable to determine consequential impact, if any, of these aforesaid weaknesses on these financial statements.
- xiii. Attention is drawn to the Note 12 of the Financial Statements wherein the advances made to the relatives and third parties are doubtful in nature. The same has been recorded based on the accounting and books maintained by the management/ Resolution Professional.
- xiv. Attention is invited to Note 16 of financial statements wherein various Project Loans, Corporate Loans, Vehicle Loans and other loans have been verified by the statements as much were provided to us by the management. Since the statements for Debentures loans were not available or provided to us, the amount outstanding has been derived by recording the similar amount of accrued interest expense as that of previous year.



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- xv. As per the provisions of Sec 124 of the Companies Act, 2013, post the transfer of dividend declared to an unpaid dividend account, if still remains unpaid for a period of 7 years from the date of such transfer shall then be transferred to Investor Education and Protection Fund and the company shall send a statement of the details of such transfer to the authority which administers the said Fund. Attention is invited to Note 22 of financial statement wherein the unclaimed dividend outstanding in the books of company comprises from the FY 2009-10 till FY 2014-15.
- xvi. Various representations and reminders have been made to government authorities for the login credentials or the data available with themselves pertaining to the Company by the Resolution Professional. Since the required data was not available to us, the statutory compliances, and dues outstanding have not been verified to its accuracy. We are unable to determine consequential impact, if any, of these aforesaid weaknesses on these financial statements. Whereas the dues accounted for the period from 1st April, 2022 to 31st March, 2023 has been duly verified. The dues recorded were fully paid to the government up to the date of Financials.
- xvii. Contingent Liabilities disclosed under Note 24 have been continued to be similar as that of previous year. In addition to the same, Cenvat Credit availed in non-current assets and income tax dues as extracted from the claims made by the authority has been disclosed as a contingent liability as there is a contingency and estimated value needs to be recorded.
- xviii. The Company has not complied with the requirements of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that are as follows:
- a. Failed to file its financial results for the period ended 30 September 2017 and subsequent periods till date. The financials results have been filed for the quarter ended: i. December 2020, ii. March 2021, iii. June 2021, iv. September 2021, v. December 2021, vi. December 2022, vii. March 2023.



- b. Governance reports have been submitted latest till December 2017.
- c. Annual reports for the Financial year 2021-22 has not been filed.

Consequently, we are unable to comment on the impact, if any, of this non-compliance on the financial statements.

In view of our observations in paras 4(i) to 4(xviii) above, we are unable to determine the adjustments, that are necessary in respect of the Company's assets, liabilities as on balance sheet date, income and expenses for the year, the elements making up the statement of changes in equity and cash flow statement and related presentation and disclosures in the financial statements.

5. Disclaimer of opinion

Because of the significance of the matters described in the Basis for disclaimer of opinion paragraph, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on the standalone financial statements.

Material uncertainty related to "going concern"

We invite attention to 'Annexure A' to our report which expatiates the facts and circumstances that indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Having regard to the totality of the facts and circumstances stated in the said Annexure, it is our considered opinion that the Company will be able to continue as a going concern only if it is able to raise funds for payment of staff salaries, payment of statutory liabilities and for servicing its debts on the due date and if it is able to comply with the provisions of the Real Estate Regulation Act, 2016. Our opinion about the financial statements for the year under review is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the



current year. These matters were addressed in the context of our audit of the financial statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters. The key audit matters listed in 'Annexure B' to this report have been communicated to the management and discussed with the management.

6. Report on other legal and regulatory requirements

- i. As required by the Companies (Auditors Report) Order, 2016 (the Order), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act and except for the effects, if any, of the matters described in the basis for disclaimer of opinion paragraph, we enclose in the "Annexure C", a statement on the matters specified in paragraphs 3 and 4 of the Order.
- ii. As required by Section 143(3) of the Act, we report that:
 - a) described in the basis for disclaimer of opinion paragraph, we were unable to obtain all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) due to the possible effects of the matters described in the basis for disclaimer of opinion paragraph, we are unable to state whether proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c) the balance sheet, the statement of profit and loss, the cash flow statement and the statement of changes in equity dealt with by this Report are in agreement with the books of account as maintained,
 - d) Due to the effect of the related matters described in the basis for disclaimer of opinion paragraph, we state as below-
 - i. The financial statements do not comply with IND AS 26 - Accounting & Reporting by Retirement Benefit Plans, Ind AS 29 - Financial Reporting in the Hyperinflationary Economies, Ind AS 41 - Agriculture, Ind AS 102 - Share-based Payments, Ind AS 103 - Business Combinations, Ind AS 104 - Insurance Contracts, Ind AS 106 - Exploration & Evaluation of Mineral Resources, Ind AS 108 - Operating Segments, Ind AS 114 - Regulatory Deferral Accounts AND Ind AS 116- Lease as specified under Section 133 of the Act;



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- ii. We are unable to state whether the financial statements comply with the Indian Accounting Standards (other than those referred to in paragraph 6(ii)(d)(i) above) specified under Section 133 of the Act.
 - e) the matters described in the basis for disclaimer of opinion paragraph above may have an adverse effect on the functioning of the Company;
 - f) the basis of written representations to be received from the directors as on 31 March 2023, and taken on record by the Board of Directors that none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164 (2) of the Act except that the then Managing Director (no longer with the Company), has not provided such representation to the Company. Accordingly, we are unable to comment as to whether the aforesaid individual was disqualified as on 31 March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
 - g) the reservation relating to the maintenance of accounts and other matters connected therewith are as stated in the basis for disclaimer of opinion paragraph above;
 - h) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in 'Annexure D', and
- (iii) 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, in our opinion and to the best of our information and according to the explanations given to us:
- a. view of the related matters described in paragraph 4, basis for disclaimer of opinion, we are unable to state whether note 23 to the standalone financial statements discloses the complete impact of pending litigations on the financial position in the standalone financial statements of the Company,
 - b. view of the related matters described in paragraph 4, basis for disclaimer of opinion, we are unable to state whether the Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts (the Company does not have any derivative contracts); and



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- c. there has been delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For P P S C O & Associates
Chartered Accountants
(FRN:) 107356W



Partner:- Ankit P. Sanghavi
(M No.) 131353
Date:- 29/05/2023
UDIN:- 23131353BGYNNT3941



**Independent Auditors' Report of Even Date
To the Members of D. S. Kulkarni Developers Ltd.**

**On standalone Ind AS financial statements
Annexure A-Material uncertainty related to "going concern".**

The Directors' Responsibility Statement in the Board's Report states that the accounts have been prepared on a "going concern" basis. However, whether the Company is a "going concern" as at the balance sheet date is a question of opinion which must be answered having regard to the totality of the facts and circumstances of the case. Accordingly, we state below the facts and circumstances which may have a material impact on this issue.

A. Financial facts & circumstances

1. Default in repayment of instalments of loans obtained from banks & financial institutions and in payment of interest on such loans:

During the year under review, the Company has been generally unable to service the loans obtained from banks & financial institutions in accordance with the contractual terms contained in the sanction letters issued by such banks & financial institutions i.e., the Company has been generally unable to repay instalments and pay interest on the due date. The Resolution Professional had written letters to each bank / financial institution in order to obtain information about delay in payment of interest & repayment of loan instalment, status of the account as at the balance sheet date & the overdue instalments / interest as at the balance sheet date. The amount of overdue instalments/interest as stated in the Annexure C to the statutory audit report is derived from the replies we received from the banks / financial institutions, if any, or, in the absence of such replies, from the information available in the Company's records.

2. Default in repayment of fixed deposits obtained from the public and in payment of interest thereon:

The Company has defaulted in repayment of fixed deposits and in payment of interest thereon. Please refer Para (v) of Annexure C to our statutory audit report for details.



3. Default in payment of statutory dues on account of tax deducted at source, self-assessment tax, Maharashtra Value-added tax, service tax, employees' provident fund dues etc.:

The Company filed its return of income under the Income Tax Act for Assessment Year 2016-17 (FY 2015-16) on 30/11/2016. As per the said return, an amount of Rs.1251.68 lacs are payable by the Company on account of self-assessment tax and interest. However, till the date of this report the Company has paid Rs. 45 lacs only and the balance Rs.1206.68 lacs are still unpaid. The Income Tax Department has treated the said return as invalid u/s 139(9) of the Income-tax Act, 1961, on the ground that self-assessment tax has not been paid and has asked the Company to show cause why prosecution should not be initiated for such default.

The Company has not paid as required by law the tax deducted at source for the previous years except for the year under review under various sections of the Income Tax Act, 1961.

The Company has also not paid as required by law the amounts payable on account of service tax, employees' provident fund dues, ESIC dues, employees' profession tax, Maharashtra Value added tax, and contribution to gratuity fund managed by LIC.

The details of these statutory liabilities are stated in Annexure C to our statutory audit report.

4. Rejection of dividend proposed by the Board of Directors for FY 2015-16 at the Company's Annual General Meeting:

When the Company's financial statements for FY 2015-16 were finalized in May 2016, the Board of Directors recommended to the Annual General Meeting to be held in September 2016 that a dividend of Re. 1.25 per share be paid to the holders of the Company's equity shares. The total outflow on account of dividend and additional tax thereon would have been Rs. 388.17 lakhs. However, the resolution at the Company's Annual General Meeting held on 29/09/2016 was not passed and the proposed dividend was not declared.

5. Delay in payment of salaries to staff:

As at the date of this report, the Company has been unable to pay some of its staff for full year in addition to four months of previous year. The unpaid employee remuneration as at the balance sheet date is Rs. 557.67 lakhs.



B. Other facts & circumstances

6. Resignation of staff and delay in appointment of replacements:

According to the statistics provided by the HR Department for previous year, the Company had 514 employees on 01/04/2016. During the FY 2016-17, 259 employees resigned whereas only 54 new employees joined the Company, Consequently, the Company had 309 employees as at 31/03/2017. No new data of the current employees available to us.

7. Progress of incomplete construction projects

Relying on the management representations, During the year there has been no construction activity.

8. Rating by credit rating agency

The credit rating of the Company has been down-graded by CARE from BBB+ to D in respect of long- term bank facilities and to C Negative in respect of Fixed Deposit Programme and to C Negative in respect of non-convertible debentures as per their communications dated 22/03/2017.

9. Pending litigations

The Company and its promoters face and are likely to face litigations on account of dishonour of cheques and defaults in payment of statutory dues, fixed deposits, bank loans and generally dues payable to suppliers.

10. Non-Maintenance of Records

The company has not maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

11. No Documentary Evidence

No documentary evidence was provided as to the details of the periodicity and extent of physical verification of Fixed Assets carried out by the management. Accordingly, we are unable to comment whether there are any material discrepancies and on the manner in which they have been dealt with in the books of account,



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12. No Evidence for Physical Verification

There is no evidence of physical verification by management of inventories available on record. Hence, we are unable to comment on the reasonability of verification process and also on the discrepancies, if any. The land valuation report provided to us is for the year 2016 and it does not match with the workings provided to us regarding the area and value of land held as inventory.

For P P S C O & Associates
Chartered Accountants
(FRN:) 107356W



Partner: - Ankit P. Sanghavi
(M No.) 131353
Date: - 29/05/2023
UDIN:- 23131353BGYNNT3941

**Independent Auditors' Report of Even Date
To the Members of D. S. Kulkarni Developers Ltd.**

**On standalone Ind AS financial statements
Annexure B- Key Audit Matters**

The following key audit matters are emphasized in order to interpret these financial statements.

1. Compliance with the provisions of the Real Estate Regulation Act, 2016

Government of India has enacted the Real Estate (Regulation and Development) Act 2016 and all the sections of the Act came into force with effect from May 1, 2017. Under this Act, Government of Maharashtra has established Maharashtra Real Estate Regulatory Authority (Maha RERA), vide Notification No. 23 dated 8th March 2017, for regulation and promotion of real estate sector in the State of Maharashtra. Consequently, Government of Maharashtra also promulgated the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 and other Rules. The last date for registration of on-going projects under Real Estate Regulation Act was 31st July 2017. These changes in the regulatory environment applicable to real estate development companies are so radical that no such company can continue in business without complying with the new regulations.

2. Commitments for DSK Dream City Project & Other Projects

The Company has made commitments in respect of its on-going projects. The Company's success will depend upon its ability to raise funds for meeting these commitments.

3. Requirements of Consolidated Financial Statements

The Company has been facing capacity issues due to loss of key employees while meeting the need for servicing information requirements and providing clarifications to multiple investigating agencies, providing information to enable the ongoing asset monetization and restructuring activities and meeting 'going concern' requirements. Further, financials statements from the respective subsidiaries have not been available to us. On further



investigation, it was found that out of 4 subsidiaries being DSK Developers Corporation, DSK Woods LLC, DSK Southern Projects Pvt Ltd & DSK Infra Pvt Ltd, 2 domestic subsidiaries have complied with annual fillings with Registrar of Companies up to 31" March 2016. In view of the above, the Financial Statements of the subsidiaries have not been available or shall not be available before the Annual

General meeting of the Company. **Accordingly, the Company is unable to provide its Consolidated Financial Statement and salient features of the Financial Statements of the Company's Subsidiaries and Joint Ventures in Form AOC-1** as required under Section 129(3) of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014.

4. Advances given to unrelated parties

During the year 2017-18, the Company has given advances aggregating to Rs. 0.38 lakhs to unrelated parties for the purpose of construction & development of real estate projects. However, by the balance sheet date the said parties had not raised invoices for the work performed by them.

5. Default committed by DSK Global Education & Research Ltd. (DSKGER)

The Company is surety for the loan advanced by Central Bank of India (CBI) to DSKGER. The said guarantee was given when DSKGER was a subsidiary of the Company and it continued even after DSKGER ceased to be a subsidiary. The said contingent liability appears in Note 24 to the financial statements. On 12/04/2017, CBI has issued a notice to DSKGER u/s 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for payment of the amount outstanding on 11/04/2017 Le Rs. 8200.39 lacs within 60 days from the date of receipt of notice which remains unpaid till date.

6. Possible contractual liability

The Company is unable to reasonably quantify the possible liability that may arise due to non- performance of the terms of contracts between the Company and its customers & suppliers.



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7. Transaction Audit Report

The transaction Audit has been conducted by the Transaction auditor i.e., M/s. BDO India LLP, as per the provisions of Insolvency & Bankruptcy Code, 2016, involving an amount of Rs. 450.30 crores. A miscellaneous application, based on the said report have been filed with the Hon'ble NCLT, Mumbai Bench on 18.11.2020 for further directions.

For P P S C O & Associates
Chartered Accountant
(FRN:) 107356W



Ankit P. Sanghavi

Partner: - Ankit P. Sanghavi
(M No.) 131353

Date: - 25/05/2023

UDIN:- 23131353BGYNNT3941

**Independent Auditors' Report
To the Members of D. S. Kulkarni Developers Ltd.**

On standalone Ind AS financial statements

Annexure C Referred to in Paragraph (i) under the heading "Report on other legal and regulatory requirements" of Our Report of Even Date

As required by the Companies (Auditor's Report) Order, 2016, issued by the Central Government of India in terms of section 143(11) of Companies Act, 2013, we enclose, on the basis of our opinion, our examination on the relevant records and according to the information and explanation given to us, in the "Annexure C" a statement on the matters specified in Paragraph 3 & 4 of the said Order.

i. Property, Plant and Equipment

- (a) The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets during the financial year under review. However, records not produced for the verification.
- (b) The Resolution Professional has physically verified all the fixed assets during the financial year 2021-22 for the Valuation of Assets under the Insolvency and Bankruptcy Code, 2016. As informed to us, material discrepancies were noticed on such verification and the same have been dealt with in the books of account.
- (c) As per the information and explanations given to us, the title deeds of immovable properties owned by the Company whether held in the name of the company or not is uncertain since the same has been sealed by the ED.

ii. Inventory

The Resolution Professional appointed by the NCLT order has done Physical Verification of inventory during Corporate Insolvency Resolution Process. The projects for which they are not aware about its presence, are being carried forward in the books as Work in Progress. We do not have such report.



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iii. Loan granted to related parties.

- (a) Except for the effects of the matters described in the basis of disclaimer of opinion paragraph 4 of our main report, the Company has not granted any fresh loans, secured or unsecured, to companies, firms or other parties covered in the register-maintained u/s 189 of the Act. The amount of loan granted in previous stand to be outstanding till the balance sheet date as follows:

Number of parties	Amount of loans given	
	Balances (in Lacs)	
	31-03-2023	31.03.2022
Two	11,525.45	11,525.45

- (b) The rate of interest and other terms and conditions of loans, secured or unsecured, granted by the Company, are not, prima facie, prejudicial to the interest of the Company.
- (c) In respect of the loans, secured or unsecured, given by the Company, the terms of repayments of the principal amount and the payments of the interest have not been stipulated. Hence whether the repayment is overdue or not cannot be decided.
However, the Company had made provision of Rs. 4,713.84 Lacs in the previous years for loans whose recovery may be doubtful.

i. Compliance with section 185 & 186

- (a) The Company has not made investments, granted loans, offered guarantee and security in compliance with the provisions of Section 185 & Section 186 of CA, 2013. The limit prescribed under the Companies Act, 2013 for granting loans has been exceeded thereby violating the provisions of the Act.
- (b) The Company has obtained an opinion from a professional stating that provisions of Section 185 of the Companies Act 2013 are not attracted in the matter of giving a guarantee to the bank which has advanced a loan to one of the related parties viz. D.S. Kulkarni & Co.



v. Deposit

As at 31st March 2023 the Company had outstanding deposits of Rs.27.37 Lakhs. During the FY 2022-23 and up to the date of this report, no. of depositors has not been increased also. the amount of deposit accepted have remained unchanged. However, no Order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal in this regard.

vi. Cost Records

The company has not maintained the cost as required by the Companies (Cost Record & Audit) Rules, 2014 prescribed by the Central Government u/s 148(1) of the Act.

vii. Payment of statutory dues

(a) There have been instances of delay in depositing with the appropriate

The details regarding payment of statutory dues are as follows:		Rs. In Lacs	
Particulars		Total dues as on 31/03/2023	Dues for more than 6 months as on 31/03/2022
(b) a			
u1.Tax deducted /collected at source		1318.44	1312.35
t2.Service Tax		289.17	289.17
h3.Gratuity		216.34	216.34
Q4.leave Encashment		63.94	63.94
i5.Maharashtra Value-added tax		470.16	470.16
t6.Provident Fund		87.37	87.37
i7.Employees' State Insurance		11.23	11.23
8.Profession Taxes		3.90	3.90
9.Goods and Service Tax		26.73	22.43

undisputed statutory dues including Provident Fund, Employees' State Insurance, TDS, Income-tax, Sales-tax, Wealth Tax, Service tax, Customs Duty, Excise Duty, cess and other material statutory dues applicable to it.



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- (c) There are no disputed amounts outstanding in respect of Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Sales-tax, Wealth Tax, Service tax, Customs Duty, Excise Duty, cess and other material statutory dues applicable to it as at the last day of the financial year. The disputed amounts in respect of income tax are as follows:

From where dispute is pending	Assessment Year	As at 31 st March'23 (Rs. In lakhs)	As at 31 st March'22 (Rs. In lakhs)
1.High Court of Judicature, Mumbai	2004-05	67.25	67.25
2.High Court of Judicature, Mumbai	2005-06	152.02	152.02
3.High Court of Judicature, Mumbai	2006-07	311.45	311.45
4.High Court of Judicature, Mumbai	2007-08	418.80	418.80
5.High Court of Judicature, Mumbai	2008-09	116.00	116.00
6.High Court of Judicature, Mumbai	2009-10	156.93	156.93
7.High Court of Judicature, Mumbai	2010-11	99.95	99.95
8.High Court of Judicature, Mumbai	2011-12	35.47	35.47
9.High Court of Judicature, Mumbai	2012-13	36.15	36.15

The ITAT Pune decided the Company's appeals for AY 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12 & 2012-13 in favour of the Company. However, the Dept has filed a reference with the High Court of Judicature at Mumbai.

- (d) During the year under review, the Company has not transferred any amount to the Investor Education and Protection Fund in accordance with the provisions of section 124(5) the Companies Act, 2013 and Rule 4 of the Companies (Declaration & Payment of Dividend) Rules 2014, made thereunder. The unpaid dividend remains outstanding in the books from FY 2009-10.s



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& ASSOCIATES
Chartered Accountants

(viii) Default in repayment of bank loan

(a) The Company has defaulted in repayment of dues to debenture holders as on the balance sheet date and as on the date of this report. The Company has also delayed repayment of dues to financial institutions and banks during the year.

The details of overdue interest and overdue principal of the Company's borrowings are as follows:

Bank/Financial Institution	Amount overdue as on 31/3/23	
	Interest (Rs. in Lakhs)	Principal (Rs. in Lakhs)
1. ICICI Housing Finance Co	441.19	8,944.50
2. State Bank of India	21.19	12,579.81
3. Syndicate Bank	809.24	7,667.00
4. Union Bank of India	2,804.99	6,292.86
5. Bank of Maharashtra.	458.28	6,292.00
6. IDBI Bank	1,755.90	4,723.66
7. India Bulls Housing Finance	823.91	5,666.35
8. Vijaya Bank	0.00	2,131.45
9. Sangli Urban Cooperative Bank Ltd.	0.00	205.69
10. The Kalyan Janata Sahakari Bank	140.35	1,336.72
11. Tata Capital Housing Finance Ltd	94.48	713.53
12. Bajaj Finance Ltd	202.13	1,403.31
13. Aditya Birla Finance Ltd	176.82	936.47
14. STCI Finance Ltd	219.48	2,386.84
15. HDFC Bank Ltd.	0.02	1.25
16. Toyota Financial Services	0.43	7.07
17. Kotak Mahindra Prime Ltd.	0.00	0.58



(ix) Application of proceeds of term loans/public offer

The company has not applied any term loans during the year. During the year under review, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments).

(x) Fraud

No material fraud on or by the Company has been noticed or reported during the financial year under review.

(xi) Managerial remuneration

The Company has not paid or provided managerial remuneration during the year. Hence the contents of paragraph 3(xi) of CARO, 2016 are not applicable to the Company.

(xii) Nidhi Company

The contents of Paragraph 3(xii) of CARO, 2016 are not applicable since the Company is not a Nidhi Company.

(xiii) Related party transactions & compliance with S.177 & 188

For want of complete records, we are unable to comment about the transactions with related parties and to express our opinion whether these transactions are in compliance with Sections 177 & 188 of the Companies Act, 2013 and the available details thereof have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) Preferential allotment / private placement of shares or convertible debentures compliance with S 42

According to the information and explanations given to us, the Company has not made any preferential allotment/private placement of shares or fully or partly convertible debentures during the year



(xv) Non-cash transactions with directors etc. & compliance with S.192

Except for the effects of the matters described in the basis of the disclaimer of opinion paragraph of the main report, according to the information available as at present and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him.

(xvi) Compliance with S.451A of RBI Act

The contents of paragraph 3(xvi) of CARO, 2016 are not applicable since the company is not required to register itself with RBI under section 451A of the RBI Act.

For P P S C O & Associates
Chartered Accountants
(FRN:) 107356W



Partner: - Ankit P. Sanghavi
(M No.) 131353
Date: - 29/05/2023
UDIN:- 23131353BGYNNT3941

**Independent Auditors' Report
To the Members of D. S. Kulkarni Developers Ltd.**

On standalone Ind AS financial statements

**Annexure D Referred to in Paragraph (ii)(h) under the heading
"Report on other legal and regulatory requirements" of Our Report
of Even Date**

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

We have audited the internal financial controls over financial reporting of D. S. Kulkarni Developers Ltd. ("the Company") as of 31st March 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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.



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Chartered Accountants

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 were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and its 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

- (a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company,



- (b) 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
- (c) 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 does not has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were generally not operating effectively as at 31 March 2023 as there is no staff appointed for operating the system. The company is under corporate insolvency resolution process ('CIRP') and its complete management and authority is under Resolution Professional.

For P P S C O & Associates
Chartered Accountants
(FRN:) 107356W



Partner:- Ankit P. Sanghavi
(M No.) 131353

Date:- 29/05/2023

UDIN:- 23131353BGYNNT3941

D.S.KULKARNI DEVELOPERS LIMITED

Under Corporate Insolvency Resolution Process (CIRP)

CIN: L45201PN1991PLC063340

Website: dskcirp.com

Email ID: ip.dskdl@gmail.com

Representation By Management

Date:-26/05/2023

To M/s P P S C O & Associates
Chartered Accountants
8, Shaniya Enclave,
4th Floor, V. P. Road,
Vile Parle West,
Mumbai: 400 056

Sub: Representation for the purpose of audit for the financial year 2022-23.

Dear Sir,

This representation letter is provided in connection with your audit of Balance Sheet and Statement of Profit and Loss of **D S Kulkarni Developers Limited** (hereinafter also referred to as "the Company"), as at March 31, 2023, and for the period then ended, for the purpose of expressing an opinion as to whether the financial statements present fairly, in all material respects, the financial position and results of operations of **D S Kulkarni Developers Limited** in conformity with Generally Accepted Accounting standards in India. We acknowledge our responsibility for the fair presentation in the financial statements of financial positions and results of operations in conformity with Generally Accepted Accounting Standards in accordance with the recognized Accounting Standards issued by the Institute of Chartered Accountants of India and The Companies Act, 2013.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgement of a reasonable person relying on the information would be changed or influenced by this omission or misstatement.

We confirm that to the best of our knowledge and belief, as of 26th May, 2023, the information provided here is true and correct and we have made such inquiries as we considered necessary for the purpose of appropriately informing yourselves.

We confirm to the best of our knowledge and belief, as of 26th May, 2023, the following representations have been made to you during your audits:

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A. General:

1. That in preparation of the annual accounts, the applicable accounting standards have been followed.
2. There are no material transaction that have not been properly recorded in the accounting records underlying the financial statements.
3. We have made available to you all the books of account and supporting documentation and all minutes of the meetings of shareholders, those charged with governance of the company and the Board of Directors, or summaries of actions of recent meeting for which minutes have not been prepared, from the beginning of the financial year to the date of this letter.
4. The following have been properly recorded and when appropriate, adequately disclosed in the financial statements:
 - a. Related – party transactions, including sales, purchases, loans, transfers, leasing arrangements, guarantees, and amounts receivable from or payable to related parties.
 - b. Guarantees, whether written or oral, under which the company is contingently liable.
 - c. Significant estimates and material concentrations known to management are disclosed properly.
 - d. Losses arising from sale and purchase commitments.
 - e. Agreement and options to buy back assets previously sold.
 - f. Assets pledged as collateral.
5. The financial statements are free of material misstatements, including commissions.
6. There have been no irregularities involving management or employees who have a significant role in the system of internal control that could have a material effect on the financial statements.

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7. The company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non – compliance.
8. The company have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities reflected in the financial statements.
9. There are no formal or informal compensating balance arrangements with any of our cash and investment accounts.
10. The Cash Balance as at March 31, 2023, has been physically verified and agreeing as shown in the financial statements, by the management at Rs. 19,915/-. We have not physically verified the cash balance as on March, 31, 2023 as the same is not in possession or access to the assets of the company to the Resolution Professional as all assets of the company is attached by various Government authorities.
11. That all the current Assets and Current Liabilities are stated at their realizable value.
12. The company has not given any guarantees for loan taken by others form bank, or financial institutions.
13. We have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of applicable laws, for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities especially involving management or the employees having a significant role in internal control and material effect on financial statements.
14. We have disclosed to you the results of our assessment of risk that the financial statements may be materially misstated a result of fraud.
15. We have disclosed to you all information provided regarding our knowledge of any allegations of fraud, or suspected fraud, affecting the company's financial statements communicated by employees, former employees, analysts, regulations, or others.
16. Our responsibility for the design, implementation, and operation of internal control that is designed to prevent and detect fraud and errors.

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17. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of applicable accounting standards in India. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware. The transactions have been taken place at the market competitive prices only.
18. The payments covered under section 40A (3) were made by account payee cheques drawn on a bank or account payee bank draft.
19. All the loans, deposits or specified sum exceeding the limit specified in section 269SS/ST are accepted or repaid through an account payee cheque or an account payee bank draft.
20. The information regarding applicability of MSMED Act 2006 to the various vendors has not been received from them. Hence, information as required vide clause 22 of chapter V of MSMED Act, 2006 is not being given.
21. The loans taken from directors of the company or their relatives are out of their own funds and not any borrowed funds in pursuance of relevant provisions of Companies Act, 2013. Necessary declarations in this behalf have been obtained by the company from them.
22. There have been no communications from regulatory agencies concerning non – compliance with or deficiencies in financial reporting practices.
23. There are no:
 - a. Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency.
 - b. Unascertained claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with As-17, Accounting for contingencies.
24. That the company has not violated any provisions regarding Deduction of Tax at source or Collection of Tax at source as prescribed by Income Tax Act, 1961 except for delayed part on that account. To the best of our knowledge and beliefs no events have occurred subsequent to the Balance Sheet date and through the date

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of this letter that would require adjustment to or disclosure in the aforesaid financial statements or notes there to.

25. There are no cases pending in any court of law against the Company, Board member, Promoter.
26. The details of disputed dues in case of Income Tax which have not been deposited on account of dispute are as under.

Sr No.	From where dispute is pending	Assessment Year	As at 31 st March'23 (Rs. In lakhs)
1	High Court of Judicature, Mumbai	2004-05	67.25
2	High Court of Judicature, Mumbai	2005-06	152.02
3	High Court of Judicature, Mumbai	2006-07	311.45
4	High Court of Judicature, Mumbai	2007-08	418.80
5	High Court of Judicature, Mumbai	2008-09	116.00
6	High Court of Judicature, Mumbai	2009-10	156.93
7	High Court of Judicature, Mumbai	2010-11	99.95
8	High Court of Judicature, Mumbai	2011-12	35.47
9	High Court of Judicature, Mumbai	2012-13	36.15

27. There are no black listing / show causes / reprimand, etc. of the company by any agency / Government / District Magistrate.
28. The Board Members and the Directors are not engaged in carrying out activities which are in direct conflict of the activities of the company.
29. There is no involvement in anti – national activities and / or money laundering.
30. We have not entered into any construction contract during the year.
31. We have recorded or disclosed, as appropriate all liabilities, both actual and contingent, if any.

B. Accounting Policies:

1. The accounting policies which are material or critical in determining the results of operations for the year or financial positions is set out in the financial statements are

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consistent with those adopted in the financial statements for the previous year. The financial statements are prepared on accrual basis except discounts, claims and rebates, which cannot be determined with certainty in the respective accounting year.

2. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
3. The significant assumptions used in preparation of financial statements appropriately reflect our intent and ability to carry out specific courses of action on behalf of the company.

C. Assets:

The company has satisfactory title to all owned assets and are duly utilized for the business purpose only. There are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except for those as mentioned in schedule enclosed.

D. Fixed Assets:

The net book values at which fixed assets are stated in the balance sheet are arrived at:

- a. After taking into account all capital expenditure or additions thereto, but no expenditure being chargeable to revenue.
- b. After eliminating the cost and accumulated depreciation relating to items sold, discarded or destroyed.
- c. After providing adequate depreciation on fixed assets during the period.

E. Capital Commitments:

At the Balance Sheet date, there were no outstanding commitments for capital expenditure.

F. Investments:

1. All the investments shown in the Balance Sheet are "Long Term Investment".
2. Long Term quoted investments are valued at cost, less provision for permanent diminution in their value.

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3. Long Term unquoted investments are valued at cost.
4. All the investments belong to the company and they do not include any investments held on behalf of any other persons.
5. The company has clear title to all its investments. There are no charges against the investments of the company except those appearing in the records of the company.

G. Inventories:

Inventories at the year end consisted of the following:

Particulars	Amount Rs.(in Lakhs)
Raw Materials	245.94/-
Consumables	
Work – in – Progress	1,55,540.42/-
Finished Goods	1,381.64/-
Other Stock	
Total	1,57,168.00/-

1. We have not physically verified the inventory as on 31st March, 2023, as the same is not in possession or access to the inventories of the company to the Resolution Professional as all inventories of the company is attached by the Government authorities.
2. All goods included in the inventory are the property of the company, and none of the goods are held as consignee for others or as a bailee.
3. All inventories owned by company, wherever located, have been recorded.
4. Inventories do not include goods sold to customers for which delivery is yet to be made.
5. Inventories have been valued at cost or net realizable value, which ever is less and is on FIFO Basis.
6. In our opinion there is no excess, slow moving, damaged or obsolete inventories, hence, no provision is required to be made.
7. No item of inventories has a net realizable value in the ordinary course of business, which is less than the amount at which it is included in inventories.

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H. Debtors, Loans and Advances:

The Following items appearing in the Books as at March 31, 2023.

(Rs. In Lakhs)

1.	Trade Receivables Particulars	Less than 6 months	6 months-1 year	1-2 year	More than 3 year
	Trade Receivable				
a.	Undisputed Trade Receivable Considered Good	Nil	Nil	Nil	Nil
b.	Undisputed Trade Receivable Considered Doubtful	Nil	Nil	Nil	2663.88/-
c.	Disputed Trade Receivable Considered Good	Nil	Nil	Nil	Nil
d.	Disputed Trade Receivable Considered Doubtful	Nil	Nil	Nil	Nil

2. Loans and Advances.

Particulars	Amount (in Lakhs)
Considered good	Nil
Considered Doubtful	22,286.22/-
Less: Provision	Nil
Net Loans and Advance	22,286.22/-

I. Liabilities:

1. We have recorded all known liabilities in the financial statements except retirements benefits discounts, claims and rebates.
2. We have disclosed in Notes on Accounts all guarantees, if any we have given to third parties.
3. There are contingent liabilities as at March 31, 2023.

Sr. No	Particulars	Amount (in Lakhs)
1.	Guarantee in respect of secured loans obtained by another company	10,000/-
2.	Balance of secured loans as at end of year	8,152.79/-
3.	Guarantee to Government Authorities	780.40/-
4.	Tax Matters under appeal	15,119.12/-
5.	Cases filed against the company	339.88/-
6.	Cenvat credit availed	812.16/-

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4. The trade payables appearing in the Books of Accounts as at March 31, 2023, is Rs. 6,036.56/- Lakhs. For which we are unable to provide bifurcation of MSME and Others.

J. Provisions for Claims and Losses:

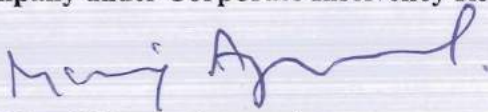
1. There are no known losses and claims of material amounts for which provision is required to be made.
2. There have been no events subsequent to the Balance Sheet date which require adjustment of or disclosure in the financial statements or notes there on.
3. No claims in connection with litigation have been or are expected to be received.

K. Statement of Profit and Loss:

Except as disclosed in the financial statements, the results for the year were not materially affected by:

1. Transaction of a nature not usually undertaken by the company.
2. Circumstances of an exceptional or non – recurring nature.
3. Charges or credits relating to prior years.
4. Changes in accounting policies.

**For and on behalf of D S Kulkarni Developers Limited
(Company under Corporate Insolvency Resolution Process)**



**Mr. Manoj Kumar Agarwal
Resolution Professional**

IBBI/IPA-001/IP-P00714/2017-2018/11222

AFA No. AA1/11222/02/301123/104973 valid till 30/11/23



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D. S. KULKARNI DEVELOPERS LIMITED
CIN : L45201PN1991PLC063340
Standalone Balance Sheet as at 31st March 2023

Particulars	Notes	As at 31 March 2023 (Amt. in Rs. Lakhs)	As at 31 March 2022 (Amt. in Rs. Lakhs)
I ASSETS			
1 Non-Current Assets			
(a) Property, plant and equipment	3	244.38	286.93
(c) Investment property	4	2,724.91	2,724.91
(d) Other Intangible assets	5	5.46	5.46
(f) Financial Assets			
i) Investments	6	284.95	284.95
ii) Loans	7	2,605.78	7,166.55
(g) Other Non-Current assets	8	1,144.64	1,098.25
Total Non-Current Assets		7,010.12	11,567.06
2 Current Assets			
(a) Inventories	9	157,168.00	157,168.00
(b) Financial Assets			
i) Trade Receivables	10	2,663.88	2,663.88
ii) Cash and Cash equivalents	11	61.66	45.89
iii) Loans	12	22,286.22	22,289.46
(c) Other Current Assets	13	0.72	4.91
Total Current Assets		182,180.48	182,172.14
Total Assets		189,190.60	193,739.20
II EQUITY AND LIABILITIES			
1 Equity			
(a) Share capital	14	2,580.10	2,580.10
(b) Other equity	15	18,802.47	23,669.85
		21,382.57	26,249.95
LIABILITIES			
1 Non-Current Liabilities			
(a) Financial liabilities			
i) Borrowings	16	72,817.70	72,817.70
(b) Deferred tax liabilities (Net)	17	42.68	42.68
(c) Other non-current liabilities	18	2,091.57	2,091.57
		74,951.95	74,951.95
2 Current liabilities			
(a) Financial liabilities			
i) Borrowings	19	10,579.90	10,396.01
ii) Trade payables	20	6,041.77	5,909.90
iii) Other financial liabilities	21	69,610.35	69,610.35
(b) Other current liabilities	22	2,121.77	2,117.10
(c) Provisions	23	4,502.29	4,503.94
		92,856.08	92,537.30
Total Equity and Liabilities		189,190.60	193,739.20
Contingent Liabilities not provided for:	24	35,204.35	35,204.35
Corporate information and statement of accounting policies	1,2		

The accompanying notes are an integral part of these financial statements.

As per our audit report of even date.

For P P S C O & Associates.

Chartered Accountants

Firm Registration No. : 107356W

Ankit P. Sanghavi

Partner

Membership.No.131353

Place: Mumbai

Date: 29th May, 2023

UDIN:- 23131353BGYNNT3941

For DS Kulkarni Developers Limited

(A company under Corporate Insolvency Resolution Process by NCLT Order dated 26th September, 2019)

Mr. Manoj Agarwal

Registration no. IBBI/IPA-001/IP-P00714/2017-18/11222

(The affairs, business and property of DS Kulkarni Developers Limited are being managed by the Resolution professional who acts as agent of the Company only without any personal liability)

Place: Mumbai

Date: 29th May, 2023



D. S. KULKARNI DEVELOPERS LIMITED CIN : L45201PN1991PLC063340 Statement of Profit and Loss for the year ended 31st March, 2023				
Particulars		Notes	31st March 23 (Amt. in Rs. Lakhs)	31st March 22 (Amt. in Rs. Lakhs)
I.	Revenue from operations (Gross)	25		-
II.	Other income	26	-	4.59
	Total Revenue (I + II)		-	4.59
III.	Expenses:			
	Purchases of Stock-in-Trade	27	-	-
	Changes in inventories of Finished Goods, Work-in-Progress and Stock-in-Trade	28	-	0.00
	Employee benefits expense	29	-	-
	Office & admin expenses	30	264.06	210.87
	Finance costs	31	-	-
	Depreciation and amortization expense	32	42.55	60.18
	Corporate social responsibility expenses	33	-	-
	Total expenses		306.61	271.06
IV.	Profit/(loss) before exceptional items and tax (I- IV) (III-IV)		(306.61)	(266.46)
V.	Exceptional Items		4,560.77	-
VI.	Profit/(loss) before tax (V-VI)		(4,867.38)	(266.46)
VII.	Tax expense:			
	Current tax		-	-
	Adjustment of Depreciation on account of transitional provision of the Companies Act, 2013			
	Deferred tax			
	Total			
VIII.	Profit (Loss) for the period from continuing operations (VII-VIII)		(4,867.38)	(266.46)
IX.	Profit/(loss) from discontinued operations			
X.	Tax expense of discontinued operations			
XI.	Profit/(loss) from Discontinued operations (after tax) (X-XI)		(4,867.38)	(266.46)
XII.	Profit/(loss) for the period (IX+XII)		(4,867.38)	(266.46)
XIII.	Other Comprehensive Income			
	A (i) Items that will not be reclassified to profit or loss			
	(a) Remeasurement of Defined Benefit scheme			
	(i) Income tax relating to items that will not be reclassified to profit or loss			
	(b) gains and losses from investments in equity instruments designated at fair value through other comprehensive income			
	(i) Income tax relating to items that will not be reclassified to profit or loss			
	Total			
	B (i) Items that will be reclassified to profit or loss			
	(ii) Income tax relating to items that will be reclassified to profit or loss			
	Total			

XIV.	Total Comprehensive Income for the period (XIII+XIV) (Comprising Profit (Loss) and Other Comprehensive Income for the period)		(4,867.38)	(266.46)
XV.	Earnings per equity share (for continuing operation):	34		
(i)	Basic		-	-
(ii)	Diluted		-	-
XVI.	Earnings per equity share (for discontinued operation):			
(i)	Basic			
(ii)	Diluted			
XVII.	Earnings per equity share (for discontinued & continuing operation):			
(i)	Basic		-	-
(ii)	Diluted		-	-

The accompanying notes are an integral part of these financial statements.

As per our audit report of even date.

For P P S C O & Associates.

Chartered Accountants

Firm Registration No. : 107356W



Ankit P. Sanghavi

Partner

Membership.No.131353

Place: Mumbai

Date: 29th May, 2023

UDIN:- 23131353BGYNNT3941

For DS Kulkarni Developers Limited

(A company under Corporate Insolvency Resolution Process by
NCLT Order dated 26th September, 2019)



Mr. Manoj Agarwal

Registration no. IBBI/IPA-001/IP-P00714/2017-18/11222

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act as agent of the Company only without any personal liability.)

Place: Mumbai

Date: 29th May, 2023



D. S. Kulkarni Developers Ltd.
CIN: L45201PN1991PLC063340

Standalone Statement of Cash Flows for the year ended	31-Mar-23 Rs. in Lacs	31-Mar-23 Rs. in Lacs	31-Mar-22 Rs. in Lacs	31-Mar-22 Rs. in Lacs
Cash Flow From Operating Activities				
1 Net Profit before Tax & Extraordinary Items		-4,867.38		-266.46
Adjustments to reconcile PBT to net cash flows:				
i Depreciation	42.55		60.18	
ii Interest Expenditure	-		-	
iii Interest & Dividend Received	0	42.55	-4.59	55.58
Operating Profit before Working Capital Changes		-4,824.83		-210.87
2 Working capital adjustments				
i Increase (Decrease) in Short Term Borrowings	183.89		-	
ii Increase (Decrease) in Other Current Liabilities	4.66		-3.79	
iii Increase (Decrease) in Short Term Provisions	-1.65		-0.35	
iv Increase (Decrease) in Other Financial Liabilities	-		-418.11	
v Increase (Decrease) in Trade Payables	131.87		215.09	
vi (Increase) Decrease in Inventories	-		-	
vii (Increase) Decrease in Receivables	-		-	
viii (Increase) Decrease in Short term Loans & Advances	3.24		-	
x (Increase) Decrease in Other non-current assets	-46.39		-37.20	
xi (Increase) Decrease in Other current assets	4.19		-0.01	
Cash generated from Operations		279.82		-244.38
i Income Tax Paid				-
Net Cash from Operating Activities (A)		-4,545.01		-455.25
Cash Flow from Investing Activities				
i Purchase of Property, Plant and Equipment			-	
ii (Increase) Decrease in Long term Loans & Advances	4,560.77		723.63	
iii Sale of Property, Plant and Equipment			-	
iv Sale of Investments			-	
v Interest & Dividend Received	0		4.59	
Net Cash used in Investing Activities (B)		4,560.77		728.23
Cash Flow from Financing Activities				
i Interest Paid			-	
ii Increase (Decrease) in Borrowings	-0.00		-302.60	
iii Increase (Decrease) in Other long term liabilities				
Net Cash used in Financing Activities (C)		-0.00		-302.60
Net increase/decrease in cash and cash equivalents (A+B+C)		15.76		-29.62
Cash & Cash Equivalent as at beginning of the year		45.89		75.51
Cash & Cash Equivalent as at end of the year		61.65		45.89

Note to the Cash Flow Statement: Cash and Cash Equivalents include Cash and Bank Balances.

Corporate information & statement of accounting policies

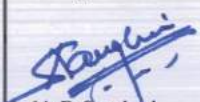
The accompanying notes are an integral part of these financial statements.

As per our audit report of even date.

For P P S C O & Associates.

Chartered Accountants

Firm Registration No. : 107356W


Ankit P. Sanghavi

Partner

Membership.No.131353

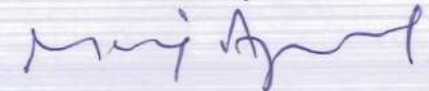
Place: Mumbai

Date: 29th May, 2023

UDIN:- 23131353BGYNNT3941

For DS Kulkarni Developers Limited

(A company under Corporate Insolvency Resolution Process by NCLT Order dated 26th September, 2019)



Mr. Manoj Agarwal

Registration no. IBBI/IPA-001/IP-P00714/2017-18/11222

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Place: Mumbai

Date: 29th May, 2023



1 Corporate information

D. S. Kulkarni Developers Ltd. is a public company domiciled in India and is incorporated under the provisions of the Companies Act, 1956. Its shares are listed on two recognised stock exchanges in India i.e BSE & NSE

Its shares are listed on the Bombay Stock Exchange (BSE) in India. The Company is engaged in the business of real estate development in India.

An application for initiation of corporate insolvency resolution process ("CIRP") of D S Kulkarni Developers Limited was admitted by the Hon'ble National Company Law Tribunal, Mumbai vide order dated 26 September 2019 under the Insolvency and Bankruptcy Code, 2016 ("IBC") and hence currently, it is under CIRP. Mr. Manoj Agarwal (IBBI registration number (IBBI/IPA-001/IP-P00714/2017-18/11222) was appointed as Interim Resolution Professional (IRP) vide this order. The matter against the Corporate Insolvency Resolution Process is pending for order before the Hon'ble NCLT vide CP 1633/2019.

Accordingly, the Resolution Professional had been managing the operations of the Company, as a going concern, inviting, vetting and admitting the claims against the Company and managing/supervising the operations of the Company as part of CIRP.

The standalone financial statements are prepared for the year ending **31st March 2023**.

The IND AS financial statements were approved by the Resolution Professional in absence of properly constituted Board of Directors, whose powers remain suspended during Corporate Insolvency Resolution Process ("CIRP").

2 Significant accounting policies

2.01 Date of adoption of Ind AS:

The net worth of DSKDL as per the audited standalone B/S as at 31/03/2016 exceeds Rs 500 cr. Hence, the date of adoption of IND AS for the Company & its subsidiaries is 01/04/2016 (Rule 4 (1)(ii)(a) of the Companies (Indian Accounting Standards) Rules, 2015.)

The company needs to prepare standalone financial statements following IND AS for the Company & its subsidiaries for financial year ending 31/03/2023 (Rule 4 (9) of the Companies (Indian Accounting Standards) Rules, 2015.)

2.02 Ind AS Financial Statements for FY 2022-23

The Ind AS financial statements of the Company will be as follows:

- i Balance sheet as at 31/03/2022 and 31/03/2023
- ii Profit and Loss Statement for the year ended 31/03/2022 and 31/03/2023
- iii Cash Flow Statement for the year ended 31/3/2022 and 31/3/2023
- iv Notes to Financial Statements

2.03 Ind AS which are not applicable to the Company:

- i **Ind AS 26 - Accounting & Reporting by Retirement Benefit Plans:** This Ind AS is not applicable since the Company is not in business of offering Retirement Benefit Plans
- ii **Ind AS 29 - Financial Reporting in the Hyperinflationary Economies:** This Ind AS is not applicable since the Company does not operate in Hyperinflationary Economies.
- iii **Ind AS 41 - Agriculture:** This Ind AS is not applicable since the Company is not engaged in agriculture.
- iv **Ind AS 102 - Share-based Payments:** This Ind AS is not applicable since the Company has not entered into contracts which require share-based payments.
- v **Ind AS 103 - Business Combinations:** This Ind AS is not applicable since the Company has not entered into any arrangements of the nature of mergers & / or demergers.
- vi **Ind AS 104 - Insurance Contracts:** This Ind AS is not applicable since the Company is not engaged in the business of issuing insurance contracts.
- vii **Ind AS 106 - Exploration & Evaluation of Mineral Resources:** This Ind AS is not applicable since the Company is not engaged in the business of exploration of mineral resources.

- viii **Ind AS 108 - Operating Segments:** This Ind AS is not applicable since the Company is engaged only in one segment, namely, real estate development.
- ix **Ind AS 114 - Regulatory Deferral Accounts:** This Ind AS is not applicable since the Company does not conduct rate-regulated activities.
- x **Ind AS 116- Lease :** The Company has not recognised any lease rentals in the books due to lack of agreement and other evidence in records and hence, Ind AS 116 is not applicable

2.04 Basis of preparation

- i On September 26, 2019 the Hon'ble National Company Law Tribunal (NCLT) had admitted the petition for initiating the Corporate Insolvency Resolution (CIR) Process under the provisions of the Insolvency Bankruptcy Code, 2016 (IBC). Under the CIR Process, a resolution plan is to be prepared and approved by the COC. Further the resolution plan approved by the COC will also need NCLT approval. As the Company is under resolution process, the financial statements have been presented on a "going concern" basis.
- ii Accordingly, the Company has prepared financial statements which comply in all material respects with the relevant provisions of the Act and with the Ind AS applicable for periods ending on 31st March 2023, together with the comparative period data as at and for the year ended 31st March 2022.
- iii These financial statements have been presented in accordance with the provisions of Division II of Schedule III to the Companies Act, 2013.
- iv These financial statements are prepared under the historical cost convention, unless required / permitted otherwise by applicable Ind AS.
- v This is the first set of the Company's standalone financial statements in which Ind AS 115, Revenue from contracts with customers, has been applied.
- vi As required by Section 128(1) of the Act, these financial statements are prepared in accordance with the accrual method of accounting with revenues recognized and expenses accounted on their accrual including provisions / adjustments for committed obligations and amounts determined as payable or receivable during the period.
- vii The preparation of financial statements in conformity with Indian AS requires the management to make judgements, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the end of the reporting periods and the reported amounts of revenues and expenses for the reporting periods. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimate is revised.
- viii The standalone financial statements are presented in INR and all values are rounded to the nearest lacs (INR 1,00,000), except when otherwise indicated.

2.05 Ind AS 1 - Presentation of Financial Statements:

- i The identification of an entity's significant accounting policies is an important aspect of the financial statements. Ind AS 1.117 requires disclosure of the significant accounting policies comprising
 - a the measurement basis (or bases) used in preparing the financial statements and
 - b the other accounting policies used that are relevant to an understanding of the financial statements.
- ii As required by Ind AS 101 the Company has used the same accounting policies in its opening Ind AS balance sheet and throughout all periods presented in its subsequent Ind AS financial statements (the first annual financial statements in which an entity adopts Ind AS by an explicit and unreserved statement of compliance with Ind AS). Those accounting policies comply with each Ind AS effective at the end of its first Ind AS reporting period, except as specified in Ind AS 101 (e.g., when the exceptions in Ind AS 101 prohibit retrospective application or the Company avails itself of one of Ind AS 101's voluntary exemptions). The Company does not apply different versions of Ind AS that were effective at earlier dates. The Company may apply a new Ind AS that is not yet mandatory if that Ind AS permits early application.

iii **Current versus non-current classification - Ind AS 1.60**

- a The Company presents assets and liabilities in the balance sheet based on current / non-current classification.
- b 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, **except work-in-progress of real estate development projects.**
 - ▶ Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
- c All other assets are classified as non-current.
- d A liability is treated as 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
- e The Company classifies all other liabilities as non-current.
- f Deferred tax assets and liabilities are classified as non-current assets and liabilities.
- g The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. **The Company has identified 3-5 years as its operating cycle.**

2.06 **Ind AS 2 - Inventories**

- i Inventories to be valued at the lower of cost and net realisable value.
- ii Costs incurred in construction of each project are accounted for as follows:
 - a **Construction materials:** cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on first in, first out basis.
 - b **Finished tenements and work in progress:** cost includes cost of direct materials and labour and a proportion of overheads based on the normal operating capacity. Cost is determined on first in, first out basis.
 - c **Traded goods:** cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.
- iii Initial cost of inventories includes the transfer of gains and losses on qualifying cash flow hedges, recognised in OCI, in respect of the purchases of raw materials.
- iv 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.

The management of the company has valued the inventories at Cost complying with the requirements of IND AS 2

2.07 **Ind AS 7 - Cash and cash equivalents**

- i Ind AS 7.18 allows entities to report cash flows from operating activities using either direct method or indirect method. The regulation 34(2)(c) of Chapter IV of Securities & Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015, requires listed companies to present cash flow from operating activities only under indirect method. The Company presents its cash flows using indirect method.
- ii Certain working capital adjustments and other adjustments included in the accompanying statement of cash flows reflect the change in balances between 31/03/2022 and 31/03/2023.
- iii The Company has reconciled profit before tax to net cash flows from operating activities. However, reconciliation of profit after tax is also acceptable under Ind AS 7.
- iii Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.
- v For the purpose of the standalone statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

2.08 Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

The Company's Profit & Loss Statement presents profit / loss from ordinary activities. The extra-ordinary or exceptional items or changes in accounting estimates and policies during the year under review are disclosed separately as per Ind AS 8.

2.09 Ind AS 10 - Events after Reporting period

- i These financial statements consider appropriately the impact of events which occur after the reporting period but before the financial statements are approved and which have an effect on the balance sheet and profit and loss statement.
- ii The Company recognises a liability to make cash or non-cash distributions to equity holders of the parent when the distribution is authorised and the distribution is no longer at the discretion of the Company. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.
- iii Non-cash distributions are measured at the fair value of the assets to be distributed with fair value re-measurement recognised directly in equity.
- iv Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

2.10 Ind AS 12 - Income taxes

- i Tax expense comprises current and deferred tax.
- ii Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the Company operates and generates taxable income.
- iii 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 assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are to be recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.
- iv **The Company has not recognised any deferred tax asset/liability in addition to last year as the Company is making losses and probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.**

Sales/ value added taxes paid on acquisition of assets or on incurring expenses

- v Expenses and assets are recognised net of the amount of sales/ value added taxes paid, except:
 - When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable
 - When receivables and payables are stated with the amount of tax included
- vi The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

2.11 Ind AS 16 - Property Plant and Equipment

- i Under the previous GAAP (Indian GAAP), PPE were carried in the balance sheet at cost of acquisition less accumulated depreciation and accumulated impairment losses, if any. **In exercise of the option vested in the Company as per Para 29 of Ind AS 16, the Company has chosen the cost model as per Para 30 of Ind AS 16 for all items of PPE. Accordingly, the Company has not revalued the PPE at 1st April 2015.**
- ii Under the Ind AS compliant Schedule III, land and building are presented as two separate classes of PPE. In contrast, paragraph 37 of Ind AS 16 appears to be having flexibility to treat land and building either as one class or as two separate classes. It also states that a class of PPE is a grouping of assets of a similar nature and use in an entity's operations. However, in accordance with Para 58 of Ind AS 16 and based on the nature, characteristics and risks of land and building, the management has determined that they constitute two separate classes of property for presentation in the financial statements.

- iii The Company has recognized items of property, plant & equipment (PPE) in accordance with Ind AS 16.07 only if it is probable that future economic benefits associated with the item will flow to the entity and if the cost of acquisition or construction of the items of PPE can be measured reliably in accordance with Ind AS 16.10-16.27.
- iv The cost of PPE items includes the cost of replacing part of the plant and equipment if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives.
- v When a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied.
- vi The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.
- vii As required by Schedule II to the Companies Act, 2013, the management estimate every year, on the basis of technical assessment, the useful life and residual value of items of PPE, if the useful life / residual value are different from that specified in Schedule II
- viii **Depreciation is calculated on a straight-line basis over the estimated useful life of the assets in accordance with Schedule II to the Companies Act, 2013.**
- ix An item of PPE 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 derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

2.12 Ind AS 19 - Employee Benefits

- i The Company is required to assess the nature of its employee benefits and make the relevant disclosures
- ii Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.
- iii The Company operates a defined benefit gratuity plan in India, which requires contributions to be made to a separately administered fund managed by the Life Insurance Corporation of India. The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method. **The Company has not made provision for the entire amount calculated by LIC in respect of its liability under the aforesaid plan and also not paid the entire amount.**
- iv Past service costs are recognised in profit or loss on the earlier of:
 - ▶ The date of the plan amendment or curtailment, and
 - ▶ The date that the Company recognises related restructuring costs
- v Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the standalone statement of profit and loss:
 - ▶ Service costs comprising current service costs, past-service costs, gains and losses on curtailments and nonroutine settlements; and
 - ▶ Net interest expense or income
- iv The Company is also required to state its policy for termination benefits, employee benefit reimbursements and benefit risk sharing. **Since these are not applicable to the Company, the disclosures related to such benefits have not been made.**

2.13 Ind AS 20 - Government grants

- i Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with.
- ii When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed.
- iii When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.
- iv When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e. by equal annual instalments.

- v When loans or similar assistance are provided by governments or related institutions, with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as a government grant. The loan or assistance is initially recognised and measured at fair value and the government grant is measured as the difference between the initial carrying value of the loan and the proceeds received. The loan is subsequently measured as per the accounting policy applicable to financial liabilities.
- vi The Company has chosen to present grants related to an expense item as other income in the statement of profit and loss.

However, the Company has not received any grants from the Government during the year under review.

2.14 Ind AS 21 - Effects of changes in Foreign Exchange Rates

- i The Company's standalone financial statements are presented in INR, which is the company's functional currency.
- ii Transactions in foreign currencies are initially recorded by the Company at the functional currency spot rates at the date the transaction first qualifies for recognition. However, for practical reasons, the Company uses an average rate if the average approximates the actual rate at the date of the transaction.
- iii Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.
- iv Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss with the exception of the following:
 - a Exchange differences arising on monetary items that form part of a reporting entity's net investment in a foreign operation are recognised in profit or loss in the separate financial statements of the reporting entity or the individual financial statements of the foreign operation, as appropriate.
 - b Exchange differences arising on monetary items that are designated as part of the hedge of the Company's net investment of a foreign operation are recognised in OCI until the net investment is disposed of, at which time, the cumulative amount is reclassified to profit or loss.
 - c Tax charges and credits attributable to exchange differences on those monetary items are also recorded in OCI.
- v Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).
- vi The Company considered the two options available under Indian GAAP, AS 11 -The Effects of changes in Foreign Exchange Rates with regard to accounting for exchange differences arising on long-term (i.e. having a term of 12 months or more at the date of its origination) foreign currency monetary items and decided to recognize such exchange differences as income or expense in profit or loss in the period in which they arise. **The Company continues this accounting practice because it is in compliance with Ind AS 21.**

2.15 Ind AS 23 - Borrowing Costs

- i Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset.
- ii A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale.
- iii Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are capitalized as part of the cost of such assets. All other borrowing costs are recognized as an expense in the period in which those are incurred.

2.16 Ind AS 24 - Related party and Disclosures

- i The Company has identified related parties as required by Ind AS 24.
- ii In compliance with Ind AS 24, the Company has recognized independent directors & investor directors as key management personnel.

2.17 Ind AS 27 & Ind AS 110 - Consolidated and separate Financial Statements

- i As required by Section 129(3) of the Companies Act, 2013, the Company has not prepared consolidated financial statements which comprise the financial statements of the Company and its subsidiaries as at **31 March 2020, 31 March 2021, 31 March 2022 and 31 March 2023** due to lack of information or books from the said subsidiaries.
- ii Consolidated financial statements of the Company and its Subsidiaries have not been prepared by combining on a line to-line basis by adding together the book values of like items of assets, liabilities, incomes and expenses after fully eliminating intra-group balances, intra-group transactions and unrealised profits and losses because of unavailability of data for consolidated financial statements and its subsidiaries

2.18 Ind AS 28 & Ind AS 111 - Investment in associates and joint ventures -

- i An associate is an entity over which the Company has significant influence.
- ii Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.
- iii A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture.
- iv Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.
- v The considerations made in determining whether significant influence or joint control are similar to those necessary to determine control over the subsidiaries.
The financial statements of the associate or joint venture are prepared for the same reporting period as the Company. When necessary, adjustments are made to bring the accounting policies in line with those of the Company.

- vi The Company's investments in its associate and joint venture are accounted for using the equity method.
- vii Under the equity method, the investment in an associate or a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Company's share of net assets of the associate or joint venture since the acquisition date. Goodwill relating to the associate or joint venture is included in the carrying amount of the investment and is not tested for impairment individually.

After application of the equity method, the Company determines whether it is necessary to recognise an impairment loss on its investment in its associate or joint venture. At each reporting date, the Company determines whether there is objective evidence that the investment in the associate or joint venture is impaired. If there is such evidence, the Company calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value, and then recognises the loss as 'Share of profit of an associate and a joint venture' in the statement of profit or loss.

- viii The statement of profit and loss reflects the Company's share of the results of operations of the associate or joint venture. Any change in OCI of those investees is presented as part of the Company's OCI. In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Company recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Company and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture.

- ix If an entity's share of losses of an associate or a joint venture equals or exceeds its interest in the associate or joint venture (which includes any long term interest that, in substance, form part of the Company's net investment in the associate or joint venture), the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Company has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. If the associate or joint venture subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

- x The aggregate of the Company's share of profit or loss of an associate and a joint venture is shown on the face of the statement of profit and loss.
- xi Upon loss of significant influence over the associate or joint control over the joint venture, the Company measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss
- xii The Company's interest in joint operations as per Ind AS 111.20 is recognised in the form of
 - ▶ Assets, including its share of any assets held jointly
 - ▶ Liabilities, including its share of any liabilities incurred jointly
 - ▶ Revenue from the sale of its share of the output arising from the joint operation
 - ▶ Share of the revenue from the sale of the output by the joint operation
 - ▶ Expenses, including its share of any expenses incurred jointly
- xiii During the financial years under review, the Company may have some interest in any associate or joint venture which is not determined due to lack of information or records maintained.

2.19 Ind AS 32, Ind AS 107 & Ind AS 109 - Financial Instruments : Presentation & Disclosures:

- i A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.
- ii **Initial recognition and measurement of financial assets:** All financial assets are recognised initially at amortized cost 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. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.
- iii **Subsequent measurement of financial assets:** For purposes of subsequent measurement, financial assets are classified in four categories:
 - a ▶ Debt instruments at amortised cost
 - b ▶ Debt instruments at fair value through other comprehensive income (FVTOCI)
 - c ▶ Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
 - d ▶ Equity instruments measured at fair value through other comprehensive income (FVTOCI)
- iv **Debt instruments at amortised cost:** A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
 - a ▶ The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
 - b ▶ Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

- v **Debt instrument at FVTOCI:** A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:
 - a ▶ The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
 - b ▶ The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the Effective Interest Rate (EIR) method.

The Company does not have any financial asset in the form of debt instruments at FVTOCI.

- vi **Debt instrument at FVTPL:** FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

The Company has not designated any debt instrument as at FVTPL.

- vii **Equity investments at FVTPL:** All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

The Company does not have any financial asset in the form of equity instruments at FVTPL.

- viii **Equity investments at FVTOCI:** For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

The Company does not have any financial asset in the form of equity instruments at FVTOCI.

- ix **Derecognition:** A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's standalone balance sheet) when:

- ▶ The rights to receive cash flows from the asset have expired, or
- ▶ The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either

(i) the Company has transferred substantially all the risks and rewards of the asset, or

(ii) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

The Company has not derecognized any financial asset.

- x **Impairment of financial assets:** In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- ▶ Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, trade receivables and bank balance
- ▶ Financial assets that are debt instruments and are measured as at FVTOCI
- ▶ Lease receivables under Ind AS 17
- ▶ Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18 (referred to as 'contractual revenue receivables' in these financial statements)
- ▶ Loan commitments which are not measured as at FVTPL
- ▶ Financial guarantee contracts which are not measured as at FVTPL

The Company follows 'simplified approach' for recognition of impairment loss allowance on:

- ▶ Trade receivables or contract revenue receivables; and

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- ▶ All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument

- ▶ Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed. On that basis, the Company estimates the following provision matrix at the reporting date:

	Current	1-30 days past due	31-60 days past due	61-90 days past due	61-90 days past due
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Default rate	0.15%	1.60%	3.60%	6.60%	6.60%
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ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (P&L). This amount is reflected under the head 'other expenses' in the P&L. The balance sheet presentation for various financial instruments is described below:

- ▶ Financial assets measured as at amortised cost, contractual revenue receivables and lease receivables: ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the Company does not reduce impairment allowance from the gross carrying amount.

- ▶ Loan commitments and financial guarantee contracts: ECL is presented as a provision in the balance sheet, i.e. as a liability.
- ▶ Debt instruments measured at FVTOCI: Since financial assets are already reflected at fair value, impairment allowance is not further reduced from its value. Rather, ECL amount is presented as 'accumulated impairment amount' in the OCI.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

The Company does not have any purchased or originated credit-impaired (POCI) financial assets, i.e., financial assets which are credit impaired on purchase / origination. The Company has made adequate provision for doubtful debts and has not made any provision for ECL.

xi Embedded derivatives

An embedded derivative is a component of a hybrid (combined) instrument that also includes a non-derivative host contract – with the effect that some of the cash flows of the combined instrument vary in a way similar to a standalone derivative. An embedded derivative causes some or all of the cash flows that otherwise would be required by the contract to be modified according to a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index, or other variable, provided in the case of a nonfinancial variable that the variable is not specific to a party to the contract. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss.

If the hybrid contract contains a host that is a financial asset within the scope of Ind AS 109, the Company does not separate embedded derivatives. Rather, it applies the classification requirements contained in Ind AS 109 to the entire hybrid contract. Derivatives embedded in all other host contracts are accounted for as separate derivatives and recorded at fair value if their economic characteristics and risks are not closely related to those of the host contracts and the host contracts are not held for trading or designated at fair value through profit or loss. These embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss, unless designated as effective hedging instruments.

The Company's financial instruments are not derivative instruments.

xii Initial recognition and measurement of financial liabilities: Financial liabilities are classified, at initial recognition

- a ▶ financial liabilities at fair value through profit or loss,
- b ▶ loans and borrowings,
- c ▶ payables
- d ▶ derivatives designated as hedging instruments in an effective hedge

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

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts but not derivative financial instruments.

xiii Financial guarantee contracts: Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

xiv Derecognition: A financial liability is derecognised when the obligation under the liability is discharged or cancelled 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 the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

- xv **Reclassification of financial assets:** The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

The following table shows various reclassification and how they are accounted for:

Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognised in P&L.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognized in OCI is reclassified to P&L at the reclassification date.

The Company has not reclassified any financial instrument.

- xvi **Offsetting of financial instruments:** Financial assets and financial liabilities are offset and the net amount is reported in the standalone balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

The Company has not offset any financial asset and financial liability.

- xvii **Derivative financial instruments and hedge accounting - Ind AS 109 & 32**

Initial recognition and subsequent measurement: Derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently re-measured at fair value. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative. The purchase contracts that meet the definition of a derivative under Ind AS 109 are recognised in the statement of profit and loss. Commodity contracts that are entered into and continue to be held for the purpose of the receipt or delivery of a non-financial item in accordance with the Company's expected purchase, sale or usage requirements are held at cost.

Any gains or losses arising from changes in the fair value of derivatives are taken directly to profit or loss, except for the effective portion of cash flow hedges, which is recognised in OCI and later reclassified to profit or loss when the hedge item affects profit or loss or treated as basis adjustment if a hedged forecast transaction subsequently results in the recognition of a non-financial asset or non-financial liability.

For the purpose of hedge accounting, hedges are classified as:

- ▶ Fair value hedges when hedging the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment
- ▶ Cash flow hedges when hedging the exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk in an unrecognised firm commitment
- ▶ Hedges of a net investment in a foreign operation

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging/economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an on-going basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for, as described below:

i **Fair value hedges**

The change in the fair value of a hedging instrument is recognised in the statement of profit and loss as finance costs. The change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item and is also recognised in the statement of profit and loss as finance costs.

For fair value hedges relating to items carried at amortised cost, any adjustment to carrying value is amortised through profit or loss over the remaining term of the hedge using the EIR method. EIR amortisation may begin as soon as an adjustment exists and no later than when the hedged item ceases to be adjusted for changes in its fair value attributable to the risk being hedged.

If the hedged item is derecognised, the unamortised fair value is recognised immediately in profit or loss. When an unrecognised firm commitment is designated as a hedged item, the subsequent cumulative change in the fair value of the firm commitment attributable to the hedged risk is recognised as an asset or liability with a corresponding gain or loss recognised in profit and loss.

The Company does not have interest rate swaps that are used as a hedge for the exposure of changes in the fair value fixed rate secured loans.

ii **Cash flow hedges**

The effective portion of the gain or loss on the hedging instrument is recognised in OCI in the cash flow hedge reserve, while any ineffective portion is recognised immediately in the statement of profit and loss.

Amounts recognised as OCI are transferred to profit or loss when the hedged transaction affects profit or loss, such as when the hedged financial income or financial expense is recognised or when a forecast sale occurs. When the hedged item is the cost of a non-financial asset or non-financial liability, the amounts recognised as OCI are transferred to the initial carrying amount of the non-financial asset or liability.

If the hedging instrument expires or is sold, terminated or exercised without replacement or rollover (as part of the hedging strategy), or if its designation as a hedge is revoked, or when the hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss previously recognised in OCI remains separately in equity until the forecast transaction occurs or the foreign currency firm commitment is met.

The Company does not use forward currency contracts as hedges of its exposure to foreign currency risk in forecast transactions and firm commitments, as well as forward commodity contracts for its exposure to volatility in the commodity prices. The ineffective portion relating to foreign currency contracts is recognised in finance costs.

iii **Hedges of a net investment**

Hedges of a net investment in a foreign operation, including a hedge of a monetary item that is accounted for as part of the net investment, are accounted for in a way similar to cash flow hedges. Gains or losses on the hedging instrument relating to the effective portion of the hedge are recognised as OCI while any gains or losses relating to the ineffective portion are recognised in the statement of profit or loss. On disposal of the foreign operation, the cumulative value of any such gains or losses recorded in equity is reclassified to the statement of profit or loss (as a reclassification adjustment).

The Company does not use a loan as a hedge of its exposure to foreign exchange risk on its investments in foreign subsidiaries.

The Company does not use derivative financial instruments, such as forward currency contracts, interest rate swaps and forward commodity contracts, to hedge its foreign currency risks, interest rate risks and commodity price risks, respectively.

xviii **Loan processing fees:** As required by Ind AS 109, loan processing fees are amortized over the period of the respective loan.

Categorisation of financial instruments

Particulars	As at 31st March 2023	As at 31st March 2022
(i) Financial Assets		
Measured at amortised cost		
Investments	284.95	284.95
Loans	24,892.00	29,456.01
Trade Receivables	2,663.88	2,663.88
Cash and Cash Equivalents	61.66	45.89
(ii) Financial Liabilities		
(a) Measured at amortised cost		
Borrowings	83,397.60	83,213.71
Trade Payables	6,041.77	5,909.90
Other Financial Liabilities	69,610.35	69,610.35

2.20 **Ind AS 33 - Earning Per share**

- Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.
- For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares, except where the results are anti-dilutive.

2.21 **Ind AS 36 - Impairment of Asset**

- The company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the company estimates the recoverable amount of the asset. Such recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

- ii 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. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.
- iii The company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering 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. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.
- iv Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognised in OCI up to the amount of any previous revaluation surplus.
- v After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.
- vi For assets excluding goodwill, 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 cash-generating unit'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. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.
- vii Goodwill is tested for impairment annually as at 31st March and when circumstances indicate that the carrying value may be impaired.
- viii Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or Company of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised. Impairment losses relating to goodwill are not reversed in future periods.
- ix Intangible assets with indefinite useful lives are tested for impairment annually as at 31st March at the CGU level, as appropriate, and when circumstances indicate that the carrying value may be impaired.
- x Ind AS 36.96 permits the annual impairment test for a CGU to which goodwill has been allocated to be performed at any time during the year, provided it is at the same time each year. Different goodwill and intangible assets may be tested at different times.

2.22 Ind AS 37 - Provisions, Contingent Liabilities and Contingent Asset

- i Provisions are recognised when,
 - a the Company has a present obligation (legal or constructive) as a result of a past event
 - b it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and
 - c a reliable estimate can be made of the amount of the obligation.
- ii When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain.
- iii The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.
- iv If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

- v Provisions for warranty-related costs are recognised when the product is sold or service provided to the customer. Initial recognition is based on historical experience. The initial estimate of warranty-related costs is revised annually.
- vi Restructuring provisions are recognised only when the Company has a constructive obligation, which is when a detailed formal plan identifies the business or part of the business concerned, the location and number of employees affected, a detailed estimate of the associated costs, and an appropriate timeline, and the employees affected have been notified of the plan's main features.
- vii Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

2.23 Ind AS 38 - Intangible Asset

- i As required by Ind AS 38.72, the Company has chosen the cost model as per Ind AS 38.74 for measurement of intangible assets. The Company has measured the cost of acquisition or construction of intangible assets in accordance with Ind AS 38.24-38.71.
- ii Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition.
- iii Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.
- iv Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.
- v The useful lives of intangible assets are assessed as either finite or indefinite.
- vi Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired.
- vii The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates.
- viii The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.
- ix Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.
- x Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

2.24 Ind AS 38 - Research and development costs

- i Research costs are expensed as incurred.
- ii Development expenditures on an individual project are recognised as an intangible asset when the Company can demonstrate:
 - ▶ The technical feasibility of completing the intangible asset so that the asset will be available for use or sale
 - ▶ Its intention to complete and its ability and intention to use or sell the asset
 - ▶ How the asset will generate future economic benefits
 - ▶ The availability of resources to complete the asset
 - ▶ The ability to measure reliably the expenditure during development
- iii During the period of development, the asset is tested for impairment annually.
- iv Following initial recognition of the development expenditure as an asset, the asset is carried at cost less any accumulated amortisation and accumulated impairment losses.
- v Amortisation of the asset begins when development is complete and the asset is available for use.
- vi It is amortised over the period of expected future benefit.
- vii Amortisation expense is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

2.25 Ind AS 38 - Patents and licences

- i The Company makes upfront payments to purchase patents and licences. The patents are granted for a certain period by the relevant government agency with the option of renewal at the end of this period.
- ii Licences for the use of intellectual property are granted for certain periods depending on the specific licences. The licences may be renewed at little or no cost to the Company. As a result, those licences are assessed as having an indefinite useful life.
- iii A summary of the policies applied to the Company's intangible assets is, as follows:

Intangible	Useful lives	Amortisation method used	Internally generated or acquired
Licences	Indefinite	No amortisation	Acquired
Patents	Finite	Amortised on a straight-line basis over the period of the patent	Acquired
Development costs	Finite	Amortised on a straight-line basis over the period of expected future sales from the related project	Internally generated

2.26 Ind AS 40 - Investment Property

- i Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.
- ii The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.
- iii The Company depreciates building component of investment property over 30 years from the date of original purchase.
- iv The Company, based on technical assessment made by technical expert and management estimate, depreciates the building over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.
- v Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying a valuation model recommended by the International Valuation Standards Committee.
- vi Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.
- vii The Company has elected to continue with the carrying value for all of its investment property as recognised in its Indian GAAP financial statements as at the transition date, viz., 1st April 2015.

2.27 Ind AS 105 - Non-current assets held for sale & discontinued operations:

- i The Company classifies non-current assets or disposal undertaking as "held for sale / distribution to owners" if their carrying amounts are expected to be recovered principally through a sale / distribution rather than through continuing use.
- ii The criteria for held for sale / distribution classification is regarded met only when
 - a the assets or disposal undertaking is available for immediate sale / distribution in its present condition, subject only to terms that are usual and customary for sales / distribution of such assets (or disposal undertakings),
 - b its sale / distribution is highly probable;
 - c it will genuinely be sold, not abandoned.
 - d actions required to complete the sale / distribution indicate that it is unlikely that significant changes to the sale / distribution will be made or that the decision to sell / distribute will be withdrawn.
 - e the appropriate level of management is committed to a plan to sell the asset (or disposal undertaking),
 - f an active programme to locate a buyer and complete the plan has been initiated (if applicable),
 - g the asset (or disposal undertaking) is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
 - j the sale is expected to qualify for recognition as a completed sale within one year from the date of classification ,

- iii For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when the exchange has commercial substance.
- iv Non-current assets held for sale / for distribution to owners and disposal undertakings are measured at the lower of their carrying amount and the fair value less costs to sell/ distribute. Assets and liabilities classified as held for sale /distribution are presented separately in the balance sheet.
- v Property, plant and equipment and intangible assets once classified as held for sale / distribution to owners are not depreciated or amortised.
- vi A disposal undertaking qualifies as discontinued operation if it is a component of an entity that either has been disposed of, or is classified as held for sale, and
 - ▶ represents a separate major line of business or geographical area of operations,
 - ▶ is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations, or
 - ▶ is a subsidiary acquired exclusively with a view to resale
- vii Discontinued operations are excluded from the results of continuing operations and are presented as a single amount as profit or loss after tax from discontinued operations in the statement of profit and loss.

The Company does not hold any non-current assets for sale or for discontinued operations.

2.28 Ind AS 113 - Fair Value Measurement

- i The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.
- ii Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
 - ▶ In the principal market for the asset or liability, or
 - ▶ In the absence of a principal market, in the most advantageous market for the asset or liability
- iii The principal or the most advantageous market must be accessible by the Company.
- iv The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.
- v A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.
- vi The Company uses valuation techniques 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.
- vii All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:
 - ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
 - ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
 - ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable
- viii For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.
- ix The Company's Valuation Committee determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value, and for non-recurring measurement, such as assets held for distribution in discontinued operations. The Valuation Committee comprises of the head of the investment properties segment, heads of the Company's internal mergers and acquisitions team, the head of the risk management department, financial controllers and chief finance officer.
- x External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets, and significant liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the Valuation Committee after discussion with and approval by the Company's Audit Committee. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. Valuers are normally rotated every three years. The Valuation Committee decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

- xi At each reporting date, the Valuation Committee analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the Valuation Committee verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.
- xiii The Valuation Committee, in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.
- xiii On an interim basis, the Valuation Committee and the Company's external valuers present the valuation results to the Audit Committee and the Company's independent auditors. This includes a discussion of the major assumptions used in the valuations.
- xiv For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.
- xv This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- ▶ Disclosures for valuation methods, significant estimates and assumptions
- ▶ Contingent consideration
- ▶ Quantitative disclosures of fair value measurement hierarchy
- ▶ Investment in unquoted equity shares (discontinued operations)
- ▶ Property, plant and equipment under revaluation model
- ▶ Investment properties
- ▶ Financial instruments (including those carried at amortised cost)
- ▶ Non-cash distribution

- xv **The Company has not elected to apply the portfolio exception under Ind AS 113.48. If an entity makes an accounting policy decision to use the exception, this fact is required to be disclosed, as per Ind AS 113.96.**

2.29 Ind AS 115 - Revenue Recognition

- i Ind AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018.
- ii The Company shall apply full retrospective approach in adopting the new standard (for all contracts other than completed contracts) and accordingly recognise revenue in accordance with Ind AS 115 as compared to earlier Percentage of Completion method as per the Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable).
- iii The Company shall recognise revenue when it determines the satisfaction of performance obligations at a point in time. Revenue shall be recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.
- iv For sale of units, the Company shall recognise revenue when its performance obligations are satisfied and customer obtains control of the asset.
- v Contract assets are to be recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.
- vi Contract Liabilities are to be recognised when there is billing in excess of revenue and advance received from customers.
- vii The Company enters entering into Development and Project Management agreements with land-owners. Accounting for income from such projects, measured at fair value, is done on accrual basis as per the terms of the agreement.
- viii **IND AS 115 - 'Revenue from Contracts with Customer' was notified w.e.f. April 1, 2018, replacing IND AS 18 - 'Revenue Recognition' and IND AS 11 - 'Construction Contracts'. The Company has adopted IND AS 115 with modified retrospective approach for its revenue from long term service contracts. The impact thereof on the Financial results is not significant.**
- ix **The Company had not recognised any sale of incomplete projects in the previous year based on the Guidance Note on Real Estate issued by ICAI due to lack of evidences available of the previous sales considered for individual projects.**
Therefore the Company is said to comply with the requirements of said IND AS 115 retrospectively and no effects needs to be restated in the opening retained earnings.

- x Interest income is accounted on an accrual basis but not at effective interest rate due to lack of interest statements but recorded based on Form 26AS.

2.29 Change in significant accounting policies

- i The Company has applied Ind AS 115 Revenue from contracts with customers using the full retrospective approach (for all contracts other than completed contracts).
- ii Ind AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. Under Ind AS 115, with effect from April 01, 2017, revenue is recognised when a customer obtains control of the goods or services as compared to earlier percentage of completion method as per the Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable).

2.30 Material changes reflecting the Financial Position of the Company

There are proceedings going on against the company under various laws such as The Maharashtra Protection of Interest of Depositors Act (MPID), Economic Offences Wing (EOW) – Pune, Insolvency and Bankruptcy Code, 2016 and other economic laws. Various agencies have moved against the Assessee Company and its directors, viz. Directorate of Enforcement (ED), Serious Fraud Investigation Office (SFIO) and other agencies. The original documents/agreements has been seized by ED and are not available for carrying out necessary audit.

- 2.31 It is pertinent to note that the Resolution Professional made all the practical and reasonable efforts from time to time to facilitate the information / data from the officials of the Company. In relation to the preparation of the Financial Statements of the company and also the information required by the auditors for the purpose of carrying out the audit of the financial statements of the Company. It is to be noted that the financial statements for the FY 17-18 as well as the information provided to the auditors for the purpose of audit of the same, pertain to the period prior to the appointment of the Resolution Professional and therefore and therefore, while facilitating the collection and dissemination of the said information, the Resolution Professional has relied upon and assumed the accuracy / veracity of data / information provided by the officials of the Company, suspended Directors and long term consultants and the records of the Company made available to the RP and has assumed data in conformity with the applicable laws and and present a true and fair view of the position of the Company as of dates and for the period indicated therein. The RP has not personally verified the Information provided by the officials of the Company and has placed confidence in the data/information provided. The financial statements have been signed by the RP as no promoter director is present. Accordingly, the RP should be absolved from the accuracy, veracity and sufficiency or completeness of such Information.

Readers and users of the statements are advised to do their due diligence before arriving at any conclusions. The RP has signed the Financials Statements to facilitate the CIRP process and to facilitate the statutory requirements without any liability of the same.

D. S. KULKARNI DEVELOPERS LIMITED
CIN : L45201PN1991PLC063340

NOTE 3: PROPERTY, PLANT & EQUIPMENT, INTANGIBLE ASSETS AND INTANGIBLE

(Amounts in Rs. Lakhs)

NOTE NO.	DESCRIPTION	GROSS BLOCK (AT COST)				DEPRECIATION / AMORTIZATION				NET BLOCK	
		As At April 01, 2022	Additions / Transfers	Deducti ons	As At 31-Mar-23	As At April 01, 2022	For The Year	On Deductions	As At 31-Mar-23	At the beginning of the year	At the end of the year
3	TANGIBLE ASSETS										
	Plant & Equipment										
	FY: 2022-23	2,684.66			2,684.66	2,478.82	21.40		2,500.21	205.84	184.46
	FY: 2021-22	2,684.66	-	-	2,684.66	2,447.77	31.06	-	2,478.82	236.89	205.85
	Furniture & Fixtures										
	FY: 2022-23	233.18			233.18	170.44	17.53		187.97	62.74	45.21
	FY: 2021-22	233.18	-	-	233.18	152.47	17.77	-	170.44	80.71	62.74
	Vehicles										
	FY: 2022-23	408.32			408.32	399.06	2.25		401.31	9.27	7.01
	FY: 2021-22	408.32	-	-	408.32	389.52	9.53	-	399.06	18.81	9.26
	Office Equipments										
	FY: 2022-23	464.41			464.41	458.73	1.38		460.11	5.68	4.31
	FY: 2021-22	464.41	-	-	464.41	457.10	1.82	-	458.73	7.31	5.69
	Computers										
	FY: 2022-23	234.93			234.93	231.55			231.55	3.38	3.38
	FY: 2021-22	234.93	-	-	234.93	231.55	-	-	231.55	3.38	3.38
	Total Tangible Assets										
	FY: 2022-23	4,025.51	-	-	4,025.51	3,738.60	42.55	-	3,781.15	286.93	244.38
	FY: 2021-22	4,025.51	-	-	4,025.51	3,678.41	60.18	-	3,738.60	347.10	286.93
4	INVESTMENT PROPERTY										
	Land										
	FY: 2022-23	2,724.91			2,724.91	-			-	2,724.91	2,724.91
5	INTANGIBLE ASSETS										
	Computer Software										
	FY: 2022-23	233.70			233.70	228.24			228.24	5.46	5.46
	Total (FY 2022-23)	6,984.12	-	-	6,984.12	3,966.84	42.55	-	4,009.39	3,017.30	2,974.75
	Total (FY 2021-22)	6,984.12	-	-	6,984.12	3,906.64	60.18	-	3,966.84	3,077.47	3,017.30

Note:

- 1 The working of depreciation for the year has been worked out based on the books of accounts maintained by the management.
- 2 The Company has not, during the year, acquired any PPE or intangible assets under a financial lease or through business combinations.
- 3 The Company has not, during the year, impaired any PPE or intangible assets nor reversed any past impairment.
- 4 There are no additions to PPE or intangible assets, during year, on account of exchange differences.
- 5 There are no additions to PPE or intangible assets, during year, on account of revaluation.
- 6 There are no disposals of PPE or intangible assets, during year, on account of discontinued operations.
- 7 No items of PPE have been contributed by customers during year.

D. S. KULKARNI DEVELOPERS LIMITED	
CIN : L45201PN1991PLC063340	

Notes to Standalone Financial Statements for the year ended		As at 31st Mar' 2023 (Amt. in Rs. Lakhs)	As at 31st Mar' 2022 (Amt. in Rs. Lakhs)
6	Non- Current Investments Unquoted <u>Investments in Equity Instruments in Subsidiaries</u> DSK Infra Pvt. Ltd. 20,00,000 Equity Shares of Rs.10/- each fully paid <u>Investments in Equity Instruments in Other Companies</u> DSK Global Education and Research I.t.d. 7,33,197 / 7,33,197 Equity Shares of Rs.10/- each fully paid <u>Investments in shares in Co-operative Banks</u> 1,000 shares of Rs.50/- each fully paid in Shree Sadguru Jangli Maharaj Sahakari Bank Ltd. 10 shares of Rs.100/- each fully paid in Janata Sahakari Bank Ltd. 10 shares of Rs.50/- each fully paid in Mahalaxmi Co-Op. Bank Ltd. 4,080 shares of Rs.25/- each fully paid in Greater Bombay Co-Op. Bank Ltd. 20,000 shares of Rs. 25/- each fully paid in Kalyan Janata Sahakari Bank Ltd. 100 shares of Rs.100/- each fully paid in Pune Sahakari Bank Ltd. 50,000 shares of Rs.100/- each fully paid in Sangli Urban Co-Op. Bank Ltd. Total Non-Current Investments	200.00 73.32 0.50 0.01 0.01 1.02 5.00 0.10 5.00 284.95	200.00 73.32 0.50 0.01 0.01 1.02 5.00 0.10 5.00 284.95
	Additional Disclosures Aggregate amount of Quoted Investments Market Value of Quoted Investments Aggregate amount of Unquoted Investments	- - 284.95	- - 284.95
6.1	As required by Ind AS 27.10, the company has chosen the cost model for measurement of carrying value of all investment.		
6.2	All the investment in subsidiary and associates are measured at cost as per Ind AS 27 Separate Financial Statements		
6.3	All other investments are carried at amortized cost.		
7	Loans - non-current (a) Deposits unsecured, considered good i With Related Parties ii With Others (b) Loans to Related Parties, unsecured i Considered good ii Considered doubtful iii Allowance for bad and doubtful debts Total Loans	 76.53 278.41 5.00 6,959.68 -4,713.84 2,605.78	 76.53 278.41 4,565.77 6,959.68 -4,713.84 7,166.55
7.1	Debts due by directors or other officers of the Company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member.		
7.2	D. S. Kulkarni Developers Limited has one 100% subsidiary DSK Southern Projects Private Limited and this subsidiary company was also under Corporate Insolvency Resolution Process. Resolution plan for that company was approved by the Hon'ble NCLT, Mumbai Bench on 17.02.2023. According to the terms of the approved resolution plan, D. S. Kulkarni Developers Limited is due to receive Rs. 5,00,000/- towards the full and final payment against their outstanding loan. The same was received by the company on 17.05.2023. The total outstanding loan as on the date of the approval of the resolution plan was Rs.4,565.77/- lakhs. The remaining amount has been written off as the same is no longer receivable.		
7.3	Loans or deposits to related parties have not been verified due to lack of ledger confirmations		
7.4	Loans are non derivative financial assets which generate a fixed or variable interest income for the Company. The carrying value may be affected by the changes in the credit risk of counterparties.		
8	Other Non-Current Assets (a) Cenvat Credit (b) GST Input Tax Credit (c) GST Reverse Charges ITC (d) Foreign Currency in Hand (e) Society Maintenance Total Other Current Assets	 812.16 75.83 61.33 2.46 192.85 1,144.64	 812.16 60.02 30.76 2.46 192.85 1,098.25
8.1	Credits available from GST or Cenvat are not verified from returns filed by the management for the period due to lack of login credentials of the Government portals inspite of various representations.		
8.2	Society Maintenance paid shows the maintenance paid on behalf of the customers for the flats possessed by them. The same seems to be irrecoverable as the possession has been availed.		

8.3	Balance in foreign currency possesses the balance in the forex card held by the Company. The same was not available for verification hence, the amount resembles the accounting data.		
9	Inventories		
	(a) Constructions Materials	245.94	245.94
	(b) Work-in-Progress	155,540.42	155,540.42
	(c) Finished Tenements	1,381.64	1,381.64
	Total Inventories	157,168.00	157,168.00
9.1	Inventories were not wholly physically verified by the management and hence the same is relied on the valuation done last year except for the change in WIP inventory that reflects additional cost incurred or sale of few projects pertaining to last year accounted for in the current year.		
9.2	Mode of valuation : See note to financial statements		
10	Trade Receivables unsecured, considered good.		
	(a) Outstanding for less than six months	-	-
	(b) Outstanding for a period exceeding six months	2,663.88	2,663.88
	Total Trade Receivables	2,663.88	2,663.88
10.1	Trade Receivables are non-interest bearing		
11	Cash and Cash Equivalents		
	(a) Balances with Banks		
	i Earmarked Balances with Banks	-	-
	ii Current Account Balances with Bank	47.96	32.18
	iii Balances with Banks to the extent held as margin money or security against the borrowings, guarantees, other commitments, etc.	0.34	0.34
	iv Deposits with original maturity of less than twelve months	13.17	13.17
	(b) Cash on Hand	0.20	0.20
	Total Cash and Cash Equivalents	61.66	45.89
11.1	The details of pledge of the fixed deposits held by the Company are based on last year's verification		
11.2	The balances of bank recorded above are based on the statements available with the management which are not fully updated and available.		
12	Loans - current		
	Considered doubtful		
	(a) Advances to related parties, unsecured, considered doubtful	885.92	885.92
	(b) Advance to creditors	1,033.03	1,036.27
	(c) Other Advances	20,367.28	20,367.28
	Total Loans	22,286.22	22,289.46
12.1	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member		
12.2	Loans are non derivative financial assets which generate a fixed or variable interest income for the Company. The carrying value may be affected by the changes in the credit risk of counterparties.		
13	Other Current Assets		
	Prepaid expenses	0.72	4.91
	Total Prepaid expenses	0.72	4.91
14	Equity Share Capital		
	a) Authorised Capital		
	5,00,00,000 Equity shares of Rs. 10/- each	5,000.00	5,000.00
	b) Issued, subscribed and paid up capital		
	2,58,01,008 Equity shares of Rs. 10/- each	2,580.10	2,580.10
	Terms/rights attached to equity shares		
14.1	The company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.		

14.2	In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.		
	c) Number of shares issued, subscribed and fully paid	258.01	258.01
	d) Number of shares issued, subscribed and fully paid	-	-
	e) Par value per share	10.00	10.00
	f) Reconciliation of the number shares outstanding at the beginning and the end of the reporting period		
	i Shares outstanding at the beginning of the reporting period	258.01	258.01
	ii shares outstanding at the end of the reporting period	258.01	258.01
	iii Equity shares capital at the end of the reporting period	2,580.10	2,580.10
14.3	Shares in the company held by each shareholder holding more than 5 per cent shares specifying the number of shares held		
	(a) D S Kulkarni		
	Number of shares	60.00	60.00
	Percentage	23.26%	23.26%
	(b) H D Kulkarni		
	Number of shares	49.06	49.06
	Percentage	19.01%	19.01%
	(c) Ashok Parmar		
	Number of shares	38.78	38.78
	Percentage	15.03%	15.03%
	(d) Chander Bhatia		
	Number of shares	20.00	20.00
	Percentage	7.75%	7.75%
	(e) Asha Bhatia		
	Number of shares	19.50	19.50
	Percentage	7.56%	7.56%
	(f) Shirish Kulkarni		
	Number of shares	15.20	15.20
	Percentage	7.56%	7.56%
14.4	The Company does not have any shares reserved for issue under options		
15	Other equity		
	(a) Securities Premium reserve	30,822.71	30,822.71
	(b) Debenture redemption reserve	2,007.87	2,007.87
	(c) General reserve	953.70	953.70
	(d) Retained earnings	-14,981.81	-10,114.43
	Total other equity	18,802.47	23,669.85
	Nature and purpose of the reserves		
15.1	Securities Premium		
	Securities Premium presents shares issued at premium less share issue expenses. The reserve is utilised in accordance with the provision of Companies Act, 2013.		
	Particulars	As at 31st Mar' 2022	As at 31st Mar' 2022
	Opening Balance	30,822.71	30,822.71
	Add: Premium on equity shares issued	-	-
	Closing Balance	30,822.71	30,822.71

15.2

Debenture Redemption Reserve

The company has issued redeemable non-convertible debentures. Accordingly, the companies (share Capital and debentures) Rules, 2014 (as amended), require the company to create DRR out of profits of the company available for payment of dividend. DRR is required to be created for an amount which is equal to 25% of the value of debentures issued. The DRR is required to be credited over the life of debentures.

According to the companies (Share capital and debentures) Rules, 2014 (as amended), a company should on or before the 30th day of April in each year, invest or deposit, a sum which will not be less than fifteen percent of the amount of its debentures maturing during the year ending on the 31st day of March of the next year. However, the company has been unable to make any such deposit/ investment.

Particulars	As at 31st Mar' 2022	As at 31st Mar' 2022
Opening Balance	2,007.87	2,007.87
Add: Additional debenture redeemed	-	-
Closing Balance	2,007.87	2,007.87

15.3

General Reserves

The Company has transferred a portion of Net Profits of the Company before declaring Dividends to General Reserve pursuant to the earlier provision of The Companies Act, 1956. Mandatory transfer to General Reserve, is not required under the Companies Act, 2013

Particulars	As at 31st Mar' 2022	As at 31st Mar' 2022
Opening Balance	953.70	953.70
Add: Additions made	-	-
Closing Balance	953.70	953.70

15.4

Retained Earnings

Retained earnings represents the accumulated losses that the Company has till date.

Particulars	As at 31st Mar' 2022	As at 31st Mar' 2022
Opening Balance	-10,114.43	-9,847.97
Add: Net profit/(loss) for the year	-4,867.38	-266.46
Closing Balance	-14,981.81	-10,114.43

15.5

Distribution made and proposed

Cash dividends on equity shares declared and paid:

Final dividend for the year ended	-	-
DDT on final dividend	-	-

Proposed dividends on Equity shares

Final dividend for the year ended	-	-
DDT on final dividend	-	-

Proposed dividends on equity shares are subject to approval at the annual general meeting and are not recognised as a liability (including DDT thereon) as at 31st March.

15.6

The company has not made any non-cash distribution to its shares holders during both the years.

16	Non-current borrowings secured			
(a)	Listed secured Redemable Non-convertible Debentures			
(i)	Option I	5,172.20	5,172.20	
(ii)	Option II	2,342.55	2,342.55	
(ii)	Option III	180.41	180.41	
(iii)	Option IV	3,442.60	3,442.60	
(b)	Project term loans from banks			
(i)	ICICI Bank Vedant PTL	1,000.00	1,000.00	
(ii)	State Bank of India Dream city PTL	12,579.81	12,579.81	
(iii)	ICICI Housing Finance Co Anandghan PTL	7,944.50	7,944.50	
(iv)	Syndicate Bank Dream city PTL	7,667.00	7,667.00	
(v)	Union Bank of India Dream City PTL	6,292.86	6,292.86	
(vi)	Bank of Maharashtra Dream City PTL	6,292.00	6,292.00	
(vii)	IDBI Bank Dream City PTL	4,723.66	4,723.66	
(viii)	Vijaya Bank Dream City PTL	2,131.45	2,131.45	
(ix)	Indiabulls Housing Finance Limited	5,666.35	5,666.35	
(c)	Corporate term loans from banks			
(i)	Sangali Urban Cooperative Bank Ltd	205.69	205.69	
(ii)	Tata Capital Ltd.	713.53	713.53	
(iii)	The Kalyan Janata Sahakari Bank	1,336.72	1,336.72	
(d)	Cooperative term loans from Financial institutions			
(i)	Bajaj Finance Ltd	1,403.31	1,403.31	
(ii)	Aditya Birla Finance Ltd	936.47	936.47	
(iii)	STCI Finance Ltd	2,386.84	2,386.84	
(e)	Vehicle term loans from banks			
(i)	HDFC Bank Ltd.	1.25	1.25	
(f)	Vehicle term loans from financial institution			
(i)	Toyota Financial Services Ltd.	7.07	7.07	
(ii)	Korak Mahindra Prime Ltd	0.58	0.58	
(g)	Term Loans from financial institutions secured by pledge of promoters' shares			
(i)	Pune Safety Vault I.I.P	50.00	50.00	
(ii)	Ruia Knowledge & Research Institute Pvt. Ltd.	25.00	25.00	
(iii)	SKS Fincap Pvt. Ltd	156.14	156.14	
	Total non-current borrowings secured	72,658.01	72,658.01	
	Unsecured Borrowings			
(a)	Deposits from public	2.00	2.00	
(b)	Loan from directors	96.34	96.34	
(c)	Loan from shareholders	61.35	61.35	
	Total non-current borrowings	72,817.70	72,817.70	
16.1	Right to reissue: Subject to the provision of the Companies Act, 2013 where the company has fully redeemed any NCDs, the Company shall have, & shall be deemed always to have had, the right to keep such NCDs in effect without extinguishment thereof, for the purpose of resale or re-issue & in exercising such right, the company shall have, & shall be deemed always to have had, the power to re-sell or re-issue such NCDs either by reselling or re-issuing the same NCDs or by issuing other NCDs, in accordance with the applicable rules & regulations.			
16.2	Interest on NCD Option I is not accrued due to lack of evidences from the Banking Institutions regarding the rate of interest. The NCDs will be redeemed on 06/07/2017.			
16.3	Interest on NCD Option II is NIL. The NCDs will be redeemed on 06/03/2020.			
16.4	Interest on NCD Option III is not accrued due to lack of evidences from Banking Institutions regarding the rate of interest. Under this option payment of principal together with interest accrued on the residual face value will be paid as under:			
	Sr	Partial Redemption dates	% to Face Value	
	1	6th September, 2016	10.00	
	2	6th September, 2017	15.00	
	3	6th September, 2018	20.00	
	4	6th September, 2019	25.00	
	5	6th September, 2020	25.00	

16.5	Interest on NCD Option IV is not accrued due to lack of evidences from Banking Institutions regarding the rate of interest. No NCD has been redeemed yet though it had been noted that The NCDs will be redeemed on 06/09/2021. Hence, the respective NCD will be dealt with as per the approved resolution plan.		
16.6	The primary security for State Bank of India Dream City PTL is pari passu 1st charges by way of registered mortgage of specified project land along with present and future structures thereon along with other project term lenders consortium Banking). The collateral security is pari passu 1st charge by way of registered mortgage of specified land. In addition, the project loan is secured by the personal guarantee of Mr. D.S.Kulkarni & Mr. Shirish Kulkarni.		
16.7	The Primary security for the Syndicate Bank (Gold Leaf) PTL is registered mortgage of specified Project and along with present and future structures thereon. In addition, the project loan is secured by the personal guarantee of Mr. D.S.Kulkarni & Mr. Shirish Kulkarni.		
16.8	The Primary security for Syndicate Bank Dream City PTL is pari passu 1st charge by way of registered mortgage of specified project land along with present and future structures thereon with other project term lenders (Consortium Banking). The Collateral security is pari passu 1st charges by way of registered mortgage of specified land. In addition, the project loan is secured by the personal guarantee of Mr. D.S.Kulkarni & Mr. Shirish Kulkarni.		
16.9	The Primary security for Bank of Maharashtra Dream City PTL is pari passu 1st charges by way of registered mortgage of specified project land along with present and future structures thereon with other project term lenders (Consortium Banking). The Collateral security is pari passu 1st charges by way of registered mortgage of specified land. In addition, the project loan is secured by the personal guarantee of Mr. D.S.Kulkarni & Mr. Shirish Kulkarni.		
16.10	The primary security for ICICI bank Vedant PTL is registered mortgage of specified project land along with present and future structures thereon. The collateral security is registered mortgage of specified land along with present & future structures thereon and a charge on the receivables of specified projects. In addition, the project loan is secured by the personal guarantee of Mr. D.S.Kulkarni & Mr. Shirish Kulkarni.		
16.11	The Primary security for the ICICI HFC Ltd. Anandghan PTL is registered mortgage of specified Project land along with present and future structures thereon. The collateral security is registered mortgage of specified land along with present & future structure there on and hypothecation of project receivables. In addition, the project loan is secured by the personal guarantee of Mr. D.S. Kulkarni, Mr. Shirish Kulkarni & Mrs. H.D.Kulkarni. DSK Global Education and Research Limited is co guarantor to the tune of receivables from the project in lieu of consideration for relinquishing of development rights of part of project land.		
16.12	The Primary security for IDBI Bank Dream City PTL is pari passu 1st charges by way of registered mortgage of specified project land along with present and future structures thereon with other project term lenders (Consortium Banking). The Collateral security is pari passu 1st charges by way of registered mortgage of specified land and hypothecation of project receivables. In addition, the project loan is secured by the personal guarantee of Mr. D.S.Kulkarni & Mr. Shirish Kulkarni.		
16.13	The vehicle term loan from Toyota Financial Services is secured by hypothecation of specific vehicles.		
16.14	The vehicle term loan from Kotak Mahindra Prime is secured by hypothecation of specific vehicles.		
16.15	The vehicle term loan from HDFC Bank is secured by hypothecation of specific vehicles.		
16.16	The claims from the banks have been duly verified and recorded the balances backed by valid evidences.		
16.16	The loan from Ruia Knowledge & Research Institute Private Limited is secured by pledge of 1,50,000 (P. Y. 1,50,000) Equity shares of the Company held by the Company's promoters.		
16.18	The loan from Pune Safety Vault LPP is secured by pledge of 2,10,000 (P. Y. 2,10,000) Equity shares of the Company held by the Company's promoters.		
16.19	The loan from SKS Fincap Pvt. Ltd. is secured by pledge of 10,00,000 (P. Y. 10,00,000) Equity shares of the Company held by the Company's promoters.		
16.20	The Company has accepted deposits from the shareholders without complying with the requirements of the Companies Act, 2013		
17	Deferred tax liabilities (net) The deferred tax liability comprises the effect of the following: DTL resulting from timing difference between book depreciation and tax depreciation	42.68	42.68
	Total Deferred tax liabilities (net)	42.68	42.68
18	Other non-current liabilities		
	(a) Deposits from subsidiary	25.00	25.00
	(b) Other deposits	887.96	887.96
	(c) Advance from debtors	1,178.62	1,178.62
	Total other non-current liabilities	2,091.57	2,091.57
18.1	The deferred tax liability/asset has not been considered for the year due to uncertainty of a going concern of the business.		
18.2	Deposits from Subsidiary are not verified due to lack of confirmations from the third parties.		

19	Current borrowings secured		
	Working capital limits from banks		
	1 Bank of Maharashtra	3,044.21	2,860.32
	2 The Kalyan Janata Sahakari Bank Ltd.	481.85	481.85
	3 State Bank of India	3,221.95	3,221.95
	Total current borrowings secured	6,748.01	6,564.11
	Current borrowings secured		
	Inter corporate deposits		
	1 Adisun Exports Pvt.Ltd.	25.00	25.00
	2 Ambiance Ventures Estate & Dev Pvt Ltd	682.19	682.19
	3 AMS garments Pvt. Ltd.	50.51	50.51
	4 Asiatic Gases Limited	289.45	289.45
	5 Bhavnagar Oil Mill Pvt. Ltd.	15.00	15.00
	6 Bombay Mercantile & Leasing Co Ltd.	2.00	2.00
	7 Citric India Ltd.	183.64	183.64
	8 Faridabad Paper Mill Ltd	90.00	90.00
	9 Gini Tex Pvt. Ltd.	106.00	106.00
	10 Honest Agencies Pvt Ltd	0.12	0.12
	11 India Ener Gen Pvt Ltd	190.00	190.00
	12 Iresco Electricals Pvt Ltd	75.69	75.69
	13 N.K. Investment Pvt Ltd	25.00	25.00
	14 Nerworth Portfolio and Finance Pvt Ltd	5.00	5.00
	15 Patodia Forgings and Gears Ltd	273.51	273.51
	16 Patodia Glass industries	267.10	267.10
	17 Rajgarhia Leasing & Financial Services Pvt. Ltd.	281.00	281.00
	18 Rofo Marketing Pvt. Ltd.	205.00	205.00
	19 Ruia Fabrics Pvt Ltd	3.10	3.10
	20 Sakseria Behta Sugar Factory Ltd.	65.00	65.00
	21 Sakseria Opticles Pvt. Ltd.	10.00	10.00
	22 Seksaria industries Pvt. Ltd.	306.00	306.00
	23 Shashi Dhawal Hydrolic Pvt. Ltd.	100.00	100.00
	24 Shashi Rag agencies	32.00	32.00
	25 Shri Krishna Rice & Oil Mills Pvt. Ltd.	10.00	10.00
	26 Sunako Chemo Ind. Pvt. Ltd.	300.98	300.98
	27 Tecil Chemicals and hydro Power Ltd	3.21	3.21
	28 The Sasena Biswan Sugar Factory Ltd.	31.96	31.96
	29 Three Roses Oxygen Pvt Ltd	40.00	40.00
	30 Tradelink Exim Pvt. Ltd	7.00	7.00
	31 Vibrant Global Capital Ltd	156.44	156.44
	Total current borrowings secured	3,831.90	3,831.90
	Current borrowings secured	10,579.90	10,396.01
19.1	The primary security for the Bank of Maharashtra cash credit limit is hypothecation of stock and debtors of encumbrance free projects. The collateral security is by way of equitable mortgage of specified present immovable properties. In addition, this cash credit limit is secured by the personal guarantee of Mr. D. S. Kulkarni & Mrs. H. D. Kulkarni and corporate guarantee of Ascent Promoters & Developers P Ltd., Growrich Agro-forestry Pvt. Ltd. & Holy Land Agro-forestry Pvt. Ltd. & Sapphire Promoters & Developers Pvt. Ltd.		
19.2	The overdraft from Bank of Maharashtra is secured by pledge of term deposit receipts.		
19.3	There is no primary security for the Mortgage Overdraft limit from Kalyan Janata Sahakari Bank Ltd. The collateral security is registered mortgage of certain immovable properties. In addition, being a property owner guarantor & co-applicants for this loan are M/s D S Kulkarni & Co. & D. S. Kulkarni & Associates. Personal Guarantee of Shri. D. S. Kulkarni and Mr. Shirish Kulkarni.		
19.4	The overdraft from Syndicate Bank is secured by pledge of term deposit receipts.		
19.5	The overdraft from Punjab National Bank is secured by pledge of term deposit receipts.		

19.6	The primary security for the State Bank of India project specific cash credit limit for development & construction is registered mortgage of land along with present & future structure thereon. In addition, this loan is secured by the personal guarantee of Mr. D. S. Kulkarni & Mr. S. D. Kulkarni.		
20	Trade Payables		
	(a) Related Parties	471.15	471.15
	(b) Other Parties	5,570.62	5,438.75
	Total Trade Payables	6,041.77	5,909.90
20.1	The claims made by the creditors have been duly verified and recorded the balances backed by valid evidences.		
20.2	Trade payables & all liabilities are non-interest-bearing, unless specified otherwise in the contract.		
21	Other Financial Liabilities		
	(a) Current maturities of long-term debt		
	(i) Interest accrued but not due on Debentures	5,221.55	5,221.55
	(b) Unpaid / unclaimed public deposits	1,487.30	1,487.30
	(c) Interest Payable-Subvention Scheme	277.98	277.98
	(d) Interest on FD payable	208.86	208.86
	(e) Advance against tenements / plots	54,012.97	54,012.97
	(f) Interest accrued but not due on borrowings	8,401.69	8,401.69
	Total Other Financial Liabilities	69,610.35	69,610.35
21.1	The details of mortgages of the assets held by the Company and the secured NCDs are disclosed above.		
21.2	The interest payable to Tata capital Housing Finance Ltd. On subvention scheme is secured by mortgage of specified land.		
22	Other current liabilities		
	(a) Unclaimed dividends	13.37	13.37
	(b) Statutory liabilities	2,108.40	2,103.73
	Total other current liabilities	2,121.77	2,117.10
22.1	The balance of dividend unclaimed for FY 09-10 & 10-11 has not been transferred to IEPF fund as per the provisions of Sec 124 of the Companies Act, 2013.		
22.2	The statutory liabilities have not been paid till date and the same is relied on the accounting records maintained by the management. Due to lack of login credentials available, the liabilities due to the government have not been verified inspite of various representations.		
23	Provisions		
	(a) Provision for expenses	187.56	189.21
	(b) Provision for employee benefits	959.49	959.49
	(c) Development expenses payable	3,022.41	3,022.41
	(d) Income tax provisions (net)	332.83	332.83
	Total Provisions	4,502.29	4,503.94
23.1	Provisions for expenses have been recorded after duly verifying the claims received by various creditors.		
23.2	Various income tax refunds are visible in Form 26AS but the same has not been received by the company. Hence the same is assumed to be adjusted against the previous demands outstanding as disclosed in the Contingent liability.		
23.3	Tax deducted at source during the year for various CIRP cost incurred as been considered but few of the Tax deducted has not been paid to the government upto the date of signing the financials. The same has been qualified in the Audit Report.		
24	Contingent Liabilities not provided for:		
	1 Guarantee in respect of secured loans obtained by another company	10,000.00	10,000.00
	Balance of secured loans as at end of year	8,152.79	8,152.79
	2 Guarantee to Government Authorities	780.40	780.40
	3 Tax Matters under appeal	15,119.12	15,119.12
	4 Cases filed against the company	339.88	339.88
	5 Cenvat credit availed	812.16	812.16
	Total at the end of the reporting period	35,204.35	35,204.35
<p>Note: The details of contingent liabilities have been sustained to be same of previous year in absence of any evidence.</p> <p>In addition to the above, the Cenvat Credit availed in non-current assets is contingent liability as the Company is into liquidation through NCLT and the same shall not be obtained instead paid to the government authority. Bank guarantee to the extent of Rs. 1,00,00,00,000 and income tax liability to the extent of Rs. 1,37,25,10,306 has been disclosed to the extent of the claims received by the respective authorities and liability visible on the Income tax portal.</p>			

Notes to Standalone Financial Statements for the year ended		As at 31st March 2023 (Amt in Lakhs)	As at 31st March 2022 (Amt in Lakhs)
25	Revenue from operations		
	(a) Revenue from Company other than a finance company		
	(i) Sale of land & Development rights	-	-
	Total Revenue from operations	-	-
25.1	As per IND AS 115, the Company has not recognised any revenue since there is no satisfaction of performance obligations customer has not obtained control of the asset in the current year. The impact thereof is negligible.		
26	Other Income		
	(a) Income from subsidiaries	-	-
	(b) Interest on fixed deposits with bank	-	4.59
	(c) Discount Received	-	-
	Total at the end of reporting period	-	4.59
26.1	There are rental income and interest income due from the related parties of the Company which has not been recognised with an assumption of no receipt in current year or may future years.		
26.2	Due to lack of Interest statements available by the management, interest on various deposits including deposits from banks have been recorded based on Form 26AS.		
27	Purchases of Stock-in-Trade		
	(a) Sub-Contractor's Charges	-	-
	Total Land & / or development expenses		
28	Increase/(Decrease) in inventories of finishes tenements & wip		
	(a) Finished tenements		
	Opening	1,381.64	1,381.64
	Less : Closing	-1,381.64	(1,381.64)
	(b) Work-in-progress		
	Opening	155,540.42	155,540.42
	Less : Closing	-155,540.42	(155,540.42)
	(c) Material at Site		
	Opening	245.94	245.94
	Less : Closing	-245.94	(245.94)
	Total increase/(Decrease) in inventories of finishes tenements & wip	-	0.00
28.1	In spite of various sale of finished tenements, the same is not recorded due to lack of documentation or sale value with the management.		
29	Employee Benefits expenses		
	(a) Salaries, wages, bonus etc	-	-
	Total employee Benefits expenses	-	-
29.1	There are no employees in the company as the said Company is under the process of CIRP		
29.2	Directors have not been paid any remuneration in the current year with the fact that they are not in a position to work for the company and receive the said money.		

30	Office & admin expense		
	(a) Professional expenses	6.24	17.98
	(b) CIRP Cost	89.09	117.28
	(c) Trustee fees	-	-
	(d) Legal charges	89.39	-
	(e) Security charges	79.34	75.62
	(f) Rounded off	0.00	-
	Total office & admin expense	264.06	210.87
30.1	The company being under CIRP process has incurred various CIRP related cost for the COC meetings held. The cost incurred has been approved by the COC members in every meeting held		
30.2	Various periodic expenses have not been booked for the year due to lack of documentation / detailed evidences for that period.		
31	Finance Costs		
	(a) Interest on deposits & loans	-	-
	(b) Interest to financial institutions	-	-
	(c) Interest to banks	-	-
	(d) Other financial expenses	-	-
	(e) Interest on Debentures	-	-
	Total finance Costs	-	-
31.1			
32	Depreciation & Amortization expenses		
	(a) Depreciation expenses	42.55	60.18
	Total depreciation & Amortization expenses	42.55	60.18
33	Corporate Social Responsibility expenses		
	(a) Gross amount required to be spent during the year	-	-
	(b) Amount spent during the year	-	-
	Total Corporate Social Responsibility expenses	-	-
34	Earnings per share(EPS)		
	Earnings per share is calculated in accordance with the Ind AS 33		
	Particulars		
	Profit after tax (in lacs)	(4,867.38)	(266.46)
	Weighted average number of Equity shares	258.01	258.01
	Nominal value of Equity shares	10.00	10.00
	Basic and Diluted earnings per share	-	-

35 Related party disclosures**A Names of related parties where control exists and related party relationship**

Subsidiaries	1 DSK Developers Corporation
	2 DSK Infra Pvt. Ltd.
	3 DSK Southern Projects Pvt. Ltd.
Step-down subsidiaries	1 DSK Woods LLC
Key management personnel	1 Mr. D. S. Kulkarni
Relatives of key management personnel	1 Mrs Hemanti D Kulkarni
	2 Mr. Amir Deepak Kulkarni
	3 Mrs. Ashwini Sanjay Deshpande
	4 Mrs. Bhagyashree Amit Kulkarni
	5 Mr. Makarand S. Kulkarni
	6 Mrs. Tanvi S Kulkarni
	7 Mr. Shirish Kulkarni
Enterprises owned or significantly influenced by key management personnel or their relatives	1 Ambiance Ventures Estates & Developments Pvt. Ltd.
	2 Amit & Company
	3 Ascent Promoters & Developers Pvt. Ltd.
	4 Chandradeep Promoters & Developers Pvt. Ltd.
	5 D. S. Kulkarni Constructions Pvt. Ltd.
	6 D.S.Kulkarni & Associates
	7 D.S.Kulkarni & Brothers
	8 D.S.Kulkarni & Company
	9 D.S.Kulkarni & Sons
	10 DSK & Asso
	11 DSK & Co.
	12 DSK Auto Pvt. Ltd.
	13 DSK Constructions
	14 DSK & Sons
	15 DSK Digital Technologies Pvt. Ltd.
	16 DSK Entertainment I.L.C
	17 DSK Global Education and Research Ltd.
	18 DSK Infotech Pvt. Ltd.
	19 DSK Milkotronics Pvt. Ltd.
	20 DSK Motors Pvt. Ltd.
	21 DSK Mototrucks Pvt. Ltd.
	22 DSK Motowheels Pvt. Ltd.
	23 DSK Prabhu Granite LLP
	24 DSK Sales & Services
	25 DSK Shivajians Football Club Pvt. Ltd.
	26 DSK Studios Pvt. Ltd.
	27 DSK World Education Council
	28 DSK Worldman Projects Ltd.
	29 Fairyland Promoters & Developers Pvt. Ltd.
	30 Forever Solar Projects Pvt. Ltd.
	31 Gharkul
	32 Greengold Farms & Forests Pvt. Ltd
	33 Growrich Agroforestry Pvt. Ltd.
	34 Hexagon Capital Advisors Pvt. Ltd.
	35 Holyland Agroforestry Pvt. Ltd.
	36 Rasa Group
	37 Sapphire Promoters & Developers Pvt. Ltd.
	38 Shri Saptashrung Oil Mills Pvt. Ltd.
	39 Talisman Hospitality Services Pvt. Ltd.
	40 Telesmell
	41 Tricone Infracon Ltd.

B Related party transactions		2022-23	2021-22
BALANCE SHEET ITEMS:		Rs. in Lacs	Rs. in Lacs
1	Equity Contribution		
	Mrs. H. D. Kulkarni	490.59	490.59
	Mr. D. S. Kulkarni	600.05	600.05
	Mr. Shirish Kulkarni	152.00	152.00
	Sub total	1,242.64	1,242.64
2	Loans and Advances payable		
	D S Kulkarni & Associates	13,692.90	13,692.90
	D S Kulkarni & Company	37,387.79	37,387.79
	D.S.Kulkarni Constructions Pvt Ltd	14.43	14.43
	DSK Infra Pvt. Ltd.	145.23	145.23
	DSK Worldman Projects Ltd	103.39	103.39
	DSK Global Education and Research Ltd.	120.26	120.26
	DSK Global Education & Research-Anandghan Loan	437.16	437.16
	Mrs. H. D. Kulkarni	299.24	299.24
	Mr. Shirish Kulkarni	48.94	48.94
	Mr. D. S. Kulkarni	96.34	96.34
	Ambiance Ventures Estates & Developments Pvt. Ltd.	682.19	682.19
	Sub total	53,027.85	53,027.85
3	Deposits payable		
	D S Kulkarni & Associates	0.50	0.50
	DSK Global Education and Research Ltd.	25.00	25.00
	Mr. D. S. Kulkarni	1.77	1.77
	Sub total	27.27	27.27
4	Trade payable		
	DSK Motors Pvt. Ltd	56.43	56.43
	DSK Motowheels Pvt Ltd	155.84	155.84
	DSK Global Education and Research Ltd.	112.75	112.75
	Talisman Hospitality Pvt. Ltd	2.48	2.48
	Mr Shirish Kulkarni	223.98	223.98
	Mrs. H D Kulkarni	35.03	35.03
	Telesmell	0.03	0.03
	D. S Kulkarni & Associates	0.22	0.22
	Sub total	586.76	586.76
5	Investments at the year end		
	DSK Developers Corporation	509.50	509.50
	Less: Provision for permanent diminution in value	(509.50)	(509.50)
	DSK Global Education and Research Ltd.	73.32	73.32
	DSK Southern Projects Pvt Ltd	-	1,400.23
	Less: Provision for permanent diminution in value	-	(1,400.23)
	DSK Infra Pvt Ltd	200.00	200.00
	Sub total	273.32	273.32
6	Advances receivable		
	Tricone Infracon Ltd.	469.28	469.28
	DSK Global Education and Research Ltd.	659.70	659.70
	Mr. Shirish Kulkarni	226.22	226.22
	Sub total	1,355.19	1,355.19

D. S. Kulkarni Developers Ltd.

CIN L45201PN1991PLC063340

31-Mar-23

Notes to the Standalone Ind AS Profit and Loss Statement for the year ended

7	Loans receivable					
	DSK Developers Corporation	6,959.68	6,959.68			
	DSK Southern Projects Pvt Ltd	5.00	5,289.40			
	Less: Provision for doubtful debts	(4,713.84)	(4,713.84)			
	Sub total	2,250.84	7,535.24			
8	Deposits receivable					
	D S Kulkarni & Company	25.00	25.00			
	Mr Shirish D Kulkarni	14.00	14.00			
	Mrs. H D Kulkarni	1.50	1.50			
	D S Kulkarni & Associates	25.00	25.00			
	DSK Global Education & Research Ltd	11.03	11.03			
	Sub total	76.53	76.53			
9	Trade receivable					
	DSK Shivajians Football Club Pvt Ltd	0.38	0.38			
	Sub total	0.38	0.38			
10	Guarantees given					
	DSK Global Education and Research Ltd.	10,000.00	10,000.00			
	Sub total	10,000.00	10,000.00			
	TOTAL OF BALANCE SHEET ITEMS	68,840.78	74,125.19			
PROFIT / LOSS ITEMS						
1	Interest Income					
	DSK Developers Corporation	-	-			
	DSK Southern Projects Pvt Ltd	-	-			
	Sub total	-	-			
There are interest expense due to the related parties of the Company which has not been recognised with an intention of no payment in current year or any future years.						
TOTAL OF PROFIT / LOSS ITEMS						
Grand Total		68,840.78	74,125.19			
36	Disclosure for assets taken on lease as per Ind AS 17:					
The Company has entered into operating lease arrangements for office space at Pune and Mumbai. There are no future minimum lease payments under non-cancellable operating leases as all the lease arrangements are cancellable at the option of lessee. Details of such leases are as follows:						
Sr.	Landlord	Premises	From	To	Rent p.a (Rs.)	
1	Mrs. H D Kulkarni	Pune J M Rd. Office	1-Sep-15	31-Aug-20	-	-
2	Mr. D. Argade Patil	Argade Hights, Pune	11-Jan-15	10-Jan-20	-	-
Total						-
The above details are prepared as per the books maintained due to lack of lease agreements						

Notes to the Standalone Ind AS Profit and Loss Statement for the year ended

37 Disclosure for assets given on lease as per Ind AS 17:					
i The company has given its land on operating lease to its erstwhile subsidiary, DSK Global Education & Research Ltd for a period of 99 years w.e.f 1st July 2008					
Particulars of asset	Gross Block as at 31-03-2023	Net Block as at 31-03-2023	Gross Block as at 31-03-2022	Net Block as at 31-03-2022	
Land (Rs. in Lacs)	2,592.03	2,592.03	2,592.03	2,592.03	
Future minimum lease payments receivable in respect of non-cancellable leases			2022-23 <i>Rs. in Lacs</i>	2021-22 <i>Rs. in Lacs</i>	
Due within one year from the Balance Sheet date			-	85.30	
Due in the period between one year and five years			-	341.20	
Due after five years			-	7,421.10	
Total			-	7,847.60	
The above amounts of lease dues for 1 year from the Balance sheet date is kept to be same as that of last year due to lack of data.					
ii The Company has sub-leased part of its leased Mumbai Office as follows:					
Sub-lessee	Premises	From	To	2022-23 Rent (Rs.) p.a <i>Rs. in Lacs</i>	2021-22 <i>Rs. in Lacs</i>
D S Kulkarni & Associates	Mumbai Office (Part)	1-Apr-18	31-Mar-19	0	0
The above sub-lease income has not been recorded in the books with the assumption of no receipt for the said income in the current year and in future years.					
38 Additional Information	2022-23	2022-23	2021-22	2021-22	
A Expenditure in foreign currency during the financial year on account of					
Foreigh Travel	-	-	-	-	
Exhibitions	-	-	-	-	
Professional and consultation fees	-	-	-	-	
B Earnings in foreign exchange					
Foreigh Travel refund		-			
Interest from subsidiary		-			

Notes to the Standalone Ind AS Profit and Loss Statement for the year ended

39 Particulars of Loans, Guarantees & Investments pursuant to Section 186 of the Companies Act, 2013 and Regulation 34 read with Schedule V of the SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015:

Name of Entity	Outstanding as at		Maximum outstanding during the year	
	31-Mar-23 Rs. in Lacs	31-Mar-22 Rs. in Lacs	31-Mar-23 Rs. in Lacs	31-Mar-22 Rs. in Lacs
Loans to subsidiaries for business purpose				
DSK Developers Corporation	6,959.68	6,959.68	6,959.68	6,959.68
DSK Southern Projects Pvt. Ltd.	5.00	5,289.40	5,289.40	5,289.40
sub-total	6,964.68	12,249.08	12,249.08	12,249.08
Corporate Guarantees for other companies against bank loan				
DSK Global Education & Research Ltd.	10,000.00	10,000.00	10,000.00	10,000.00
Investments in subsidiaries for business purpose				
DSK Developers Corporation	509.50	509.50	509.50	509.50
DSK Infra Pvt. Ltd.	200.00	200.00	200.00	200.00
DSK Southern Projects Pvt. Ltd.	-	-	-	-
sub-total	709.50	709.50	709.50	709.50
Investments in former subsidiary				
DSK Global Education & Research Ltd.	73.32	73.32	73.32	73.32
Investment by DSK Developers Corporation (US subsidiary) in its own subsidiary DSK Woods LLC				
	1,974.45	1,974.45	1,974.45	1,974.45
40 Additional information related to delayed payment by the Company to Micro / Small Enterprises as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006): This disclosure is voluntary since Ind AS compliant Schedule III is silent about this disclosure.				
Sr No	Particulars	31-Mar-23 Rs. in Lacs	31-Mar-22 Rs. in Lacs	
(i)	The principal amount remaining unpaid to any supplier (as defined in S2(n) of MSMED Act, 2006) as at the end of the accounting year	Nil	Nil	
(ii)	The interest due on the principal amount remaining unpaid to any such supplier as at the end of the accounting year	Nil	Nil	
(iii)	The amounts of payments made to such supplier beyond the appointed day during the accounting year	Nil	Nil	
(iv)	The amount of interest paid by the company in terms of S 16 of MSMED Act, 2006, during the accounting year	Nil	Nil	
(v)	The amount of interest due and payable for the period of delay in making payment without adding the interest specified under MSMED Act, 2006.	Nil	Nil	
(vi)	The amount of interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil	
(vii)	The amount of further interest due and payable even in the succeeding years until such a day when the interest dues are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure u/s 23 of the MSMED Act, 2006	Nil	Nil	

D. S. Kulkarni Developers Ltd.
CIN L45201PN1991PLC063340

31-Mar-23

Notes to the Standalone Ind AS Profit and Loss Statement for the year ended

- 41 **Investments in subsidiaries:** In the opinion of the management, no loss is expected to arise in respect of investments in subsidiaries for which an additional provision is required.
- 42 **Amounts due to Investor Education & Protection Fund:** As at the balance sheet date, there are amounts due and outstanding to this Fund pertaining to FY 2009-10 to FY 2014-15.
- 43 The Company has not complied with the provisions of Sec 185 and 186 of the Companies Act, 2013

As per our audit report of even date.

For R C Jain & Associates

Chartered Accountants

Firm Registration No: W100156


Ankit P. Sanghavi
Partner

Membership.No.131353

Place: Mumbai

Date: 29th May, 2023

UDIN:- 23131353BGYNNT3941

For DS Kulkarni Developers Limited

(A company under Corporate Insolvency Resolution Process by
NCLT Order dated 26th September, 2019)



Mr. Manoj Agarwal

Registration no. IBBI/IPA-001/IP-P00714/2017-18/11222

(The affairs, business and property of DS Kulkarni Developers Limited are being managed by the Resolution professional who act as agent of the Company only without any personal liability.)

Place: Mumbai

Date: 29th May, 2023

