



P R AGARWAL & AWASTHI

CHARTERED ACCOUNTANTS

REGD. OFFICE : 42, GOPAL BHAVAN, 199, PRINCESS STREET, MUMBAI - 400 002.
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Independent Auditor's Report

To the Members of

Kontor Space Private Limited

Report on the Financial Statements:

Opinion:

1. We have audited the accompanying financial statements of **Kontor Space Private Limited ("the Company")** which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss, & Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its Profit and its Cash Flow for the year ended on that date.

Basis of Opinion:

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



Information other than the Standalone Financial Statements and Auditors' Report thereon:

5. The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Board's report and Business Responsibility Report, but does not include the standalone Financial Statements and our auditor's report thereon. Our opinion on the standalone Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.
6. In connection with our audit of the standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a no material misstatement of this other information.

Management's Responsibilities for the Standalone Financial Statements

7. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
8. In preparing the Standalone Financial Statements, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



9. Those Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility:

10. Our objectives are to obtain reasonable assurance about whether the Standalone Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Statements.
11. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- I. Identify and assess the risks of material misstatement of the standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - II. Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
 - III. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management and Board of Directors.
 - IV. Conclude on the appropriateness of Management and Board of Director's use of the going concern basis of accounting in preparation of the Standalone Financial Statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the



related disclosures in the standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- V. Evaluate the overall presentation, structure, and content of the standalone Financial Statements, including the disclosures, and whether the standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
12. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
13. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
14. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statements for the financial year ended March 31, 2023 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements:

15. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143(11) of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order.
16. (A) As required by section 143 (3) of the Act, we report that:
- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;



- b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) the Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account
- d) In our opinion, the aforesaid (Standalone) financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- f) The reporting on the adequacy of the internal financial controls over financial reporting of the Company is not applicable to the private limited having turnover less than 50 Crores or outstanding loans & borrowing from banks of less than 25 Crores with reference to these Standalone Financial Statements and the operating effectiveness of such controls.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i) The Company does not have any pending litigations which would impact its financial position.
- ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall:
- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.



v) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall:

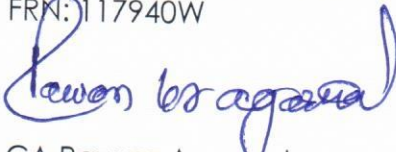
- directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or
- provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and

vi) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (d) (i) and (d) (ii) contain any material mis-statement.

- h) The Company has not declared or paid any dividend during the year. Hence, the Company is not required to comply with the provision of the Section 123 of the Act.
- i) With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

The Provisions of section 197(16) as amended read with schedule V to the Act are applicable only to the public companies. Accordingly, reporting under Section 197(16) of the Act, as amended is not applicable to the company.

For P R Agarwal & Awasthi
Chartered Accountants
FRN: 117940W



CA Pawan Agarwal
Partner
M.No.034147
UDIN: 23034147BGXIBH9350



Place: Mumbai
Date: 28/06/2023

Annexure A" to the Independent Auditors' Report

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended March 31, 2023:

1. In respect of Property, Plant and Equipment's:

- a. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment's;
- b. The Property, Plant and Equipment's have been physically verified by the management. Pursuant to the program, Property, Plant and Equipment has been physically verified by the management during the year and no material discrepancies between the books records and the physical Property, Plant and Equipment's have been noticed.
- c. The title deeds of immovable properties are held in the name of the company.
- d. The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
- e. There are no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transaction (Prohibition) Act, 1988 and rules made thereunder

2. In Respect of Inventories:

a) The Company is engaged in the service industry, therefore inventory is not applicable.

b) The company has not been sanctioned working capital limit in excess of five crore rupee, in aggregate, from banks or financial institutions on the basis of security of current assets.

3. The company has not made any investments in, or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.



4. The Company has not Granted Loans, guarantees and security hence section 185 of The Companies Act is not applicable. The Company has complied with sec 186 of the Companies Act regarding investments which are within limits.
5. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
6. As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.
7. a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Income-Tax, Goods and Service Tax, Sales tax, Duty of Customs, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2023 for a period of more than six months from the date on when they become payable.
b) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax outstanding on account of any dispute.
8. There are no such transaction which were not recorded in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act,1961
9. a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loan or other borrowings or in the payment of interest thereon to the lender
b) The company is not declared as a willful defaulter by any bank or financial institution or other lender
c) The company has not taken any term loan
d) The company has not raised any funds on short term basis
e) The company has not taken any funds from any entity or person on account of or to meet the obligation of its subsidiaries, associates or joint ventures
f) The company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associates' companies



10. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.

Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.

11. Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the course of our audit. There is no report filed by the auditor in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the central government. No whistle – blower complaint received during the year.
12. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 4 (xii) of the Order are not applicable to the Company.
13. In our opinion, all of transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
14. The provision of Internal Audit is not applicable to the company during the year.
15. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
16. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.
17. The company has not incurred any cash losses in the financial year and in the immediately preceding financial year.



18. There has been no resignation of the statutory auditor during the year.
19. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date
20. The company is not required to transfer any amount to a Fund specified in Schedule VII to the Companies Act as the provision of section 135 of the Companies Act is not applicable.
21. There has been no qualification or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) report of the companies included in the consolidated financial statements.

For P R Agarwal & Awasthi
Chartered Accountants
FRN: 117940W

Pawan Agarwal

CA Pawan Agarwal
Partner
M.No.034147
UDIN: 23034147BGXIBH9350



Place: Mumbai
Date: 28/06/2023

KONTOR SPACE PRIVATE LIMITED

ASSESSMENT YEAR : 2023-24
 PREVIOUS YEAR : 2022-23
 STATUS : PRIVATE LIMITED CO.
 PAN/GIR NO. : AAGCK9283L

ASSESSMENT YEAR 2023-24

COMPUTATION OF TOTAL INCOME FOR THE YEAR ENDED 31.03.2023

INCOME FROM BUSINESS & PROFESSION:

Profit as per Profit & Loss A/c (Before Tax)	2,61,71,219	
Add: Items considered separately/disallowable:		
a) Preliminary Expenses	95,675	
b) Depreciation as per Companies Act	79,79,825	
c) Prior Period Expense	1,79,162	
d) Gratuity & Leave Encashment	4,44,405	86,99,067
		3,48,70,286
Less: Considered separately/allowed:		
a) Depreciation as per Income Tax Act	1,07,73,900	
b) Preliminary Expenses allowable 1/5 th	95,675	
		1,08,69,575
		2,40,00,711

Total Taxable Income

2,40,00,711

Total Taxable Income Rounded

2,40,00,711

Normal Tax Payable

60,00,178

Add: Surcharge

4,20,012

Education Cess 4%

64,20,190

2,56,808

66,76,998

Less: MAT Tax Credit B/f from earlier u/s 115JAA utilised

C/f

-

19,92,088

46,84,910

Add: Interest u/s 234 B & C as per Software working

1,24,549

48,09,459

Tax deducted at source / Tax Collected at source

22,18,587

25,90,872

Advance Tax Paid

-

25,90,872

Less: Self Assessment Tax Paid

-

Balance Payable/(Refund Due)

25,90,872

Calculation of Interest u/s 234:

U/S-234 B:

As per Income tax software

Advance tax paid 90%

Shortfall

Interest

U/S-234 C:

As per Income Tax software

15%	3,69,948	-	3,69,948	11,098		
45%	11,09,845	-	11,09,845	33,295		
75%	18,49,742	-	18,49,742	55,492		
100%	24,66,323	-	24,66,323	24,663		

1,24,549

1,24,549

KONTOR SPACE PRIVATE LIMITED

ASSESSMENT YEAR 2023-24

COMPUTATION U/S 115JB

HEADS OF INCOME	AMOUNT (Rs.)	AMOUNT (Rs.)
INCOME FROM BUSINESS OR PROFESSION		
I.TAX		
NET PROFIT AS PER P & L A/C AFTER TAX		1,87,88,263
Add: Amount debited to P & L A/c:		
a) Income Tax paid, payable or provision thereof	Income Tax	48,09,459
b) Amounts carried to any reserves	N.A	-
c) Provision made for meeting liabilities other than ascertained liability	Provision for doubtful debt	-
d) Provision for lossess of subsidiary Co.	N.A	-
e) Dividend Paid or proposed	N.A	-
f) Exp. Related to exempt Income u/s 10 [except 10(38)], 11 or u/s 12	N.A	-
h) Deferred tax & provision thereof	Deferred Tax Exp	25,73,497
i) Amt set aside for diminution in value of any asset	N.A	-
Add: Amount not credited to P & L A/c:		
j) Amt standing in revaluation reserve relating to revalued asset on disposal of asset	N.A	-
		73,82,956
Net Profit After adjustment of additions		2,61,71,219
Less: Amount credited to P & L A/c:		
i) Amt withdrawn from reserves (excuding created before 1.4.97 otherwise than by way of a debit to P & L A/c)	N.A	-
ii) Income exempt Income u/s 10 [except 10(38)], 11 or u/s 12	N.A	-
iii) Amt withdrawn from revaluation reserves and credited to P & L a/c, to the extent it does not exceed the amt of dep on account of revaluation of asset	N.A	-
iv) Amt of loss B/f or unabsorbed depreciation , whichever is less as per the books of account. The loss shall not include depreciation. If amt of loss b/f or unabsorbed dep is nil, then the book profit is not to be reduced by such loss or unabsorbed depreciation.	N.A	-
(v) the amt of profits of a sick industrial company, during the period the company is treated as Sick Co.	N.A	-
(vi) The amt of deferred tax credited to P & L a/c	N.A	-
(vii) the book profit or loss derived from the activities of tonnage tax Co.	N.A	-
		0
BOOK PROFITS		2,61,71,219
TOTAL INCOME		2,61,71,219
BOOK PROFITS R/O		2,61,71,220
TAX ON BOOK PROFITS @ 15%		39,25,683
Add: Surcharge @ 7%		2,74,798
Add: Edu @ 4%		1,68,019
Total Tax		43,68,500

KONTOR SPACE PVT LTD
 Computation of Deferred Tax Asset/ Liability

DEFERRED TAX	FY-2022-23	FY-2021-22
FOR DEPRECIATION:		
WDV as per Co's Act	9,65,98,525	4,30,88,784
WDV as per Income tax	8,89,28,850	3,82,13,184
Excess claimed in income tax	<u>76,69,675</u>	<u>48,75,600</u>
Addition u/s 145A	-	-
	<u>76,69,675</u>	<u>48,75,600</u>
For Closing Stock	-	-
Addition u/s 145A		
Tax Rate	26.00%	
Deferred Tax liability for depreciation	19,94,116	12,67,656
For MAT		
Closing Balance at the Year End	1,45,051	19,92,088
Deferred Tax Assets	1,45,051	19,92,088
Net Deferred Tax Asset & Deferred tax for the year	-18,49,065	7,24,432
	25,73,497	

Annexure B

F.Y. 2022-23

Sr. No.	Description of Block of Assets/Class of Assets	Rate of Depreciation (In Percentage)	Opening WDV (A)	Additions				Deductions (C)	Depreciation Allowable (D)	Written Down Value at the end of the year (A+B-C-D)
				Purchase Value (1)	MOD-VAT (2)	Change in Rate of Exchange (3)	Subsidy/Grant (4)			
1	Plant & Machinery @15% Addition > 180 days	15%	1,50,84,871	-	-	-	-	-	22,62,731	1,28,22,141
				8,039	-	-	-	8,039	1,206	6,833
				29,849	-	-	-	29,849	2,239	27,610
	Total							22,66,175	1,28,56,584	
2	Furnitures & Fittings @10% Addition > 180 days	10%	43,38,721	-	-	-	-	-	4,33,872	39,04,849
				3,537	-	-	-	3,537	354	3,183
				3,45,800	-	-	-	3,45,800	17,290	3,28,510
	Total							4,51,516	42,36,542	
3	LEASEHOLD IMPROVEMENT @ 10% Addition > 180 days	10%	1,85,46,905	-	-	-	-	-	18,54,691	1,66,92,215
				-	-	-	-	-	-	-
				1,15,801	-	-	-	1,15,801	5,790	1,10,011
	Total							18,60,481	1,68,02,226	
4	Computers @40% Addition > 180 days	40%	2,42,686	-	-	-	-	-	97,075	1,45,612
				-	-	-	-	-	-	-
				-	-	-	-	-	-	-
	Total							97,075	1,45,612	
5	BUILDING Addition > 180 days	10%	-	-	-	-	-	-	-	-
				6,09,86,540	-	-	-	6,09,86,540	60,98,654	5,48,87,886
				-	-	-	-	-	-	-
	Total							60,98,654	5,48,87,886	
	TOTAL		3,82,13,184	6,14,89,566				1,07,73,900	8,89,28,850	



KONTOR SPACE PRIVATE LIMITED

BALANCE SHEET AS ON 31ST MARCH 2023

Rs.In Lakhs

Particulars	Note No.	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
		Rs	Rs	Rs	Rs
I. EQUITY AND LIABILITIES					
1 Shareholders' funds					
(a) Share capital	2	400.00		200.00	
(b) Reserves and surplus	3	64.67		-124.69	
(c) Money received against share warrants		-	464.67	-	75.31
2 Share application money pending allotment			-		
3 Non-current liabilities					
(a) Long-term borrowings	4	510.82		193.68	
(b) Deferred tax liabilities (Net)	5	18.49		-	
(c) Other Long term liabilities	6	9.37		5.64	
(d) Long-term provisions		-	538.68	-	199.32
4 Current liabilities					
(a) Short-term borrowings		-		-	
(b) Trade payables	7	29.35		113.87	
(c) Other current liabilities	8	201.98		184.02	
(d) Short-term provisions	9	60.62		8.30	306.20
TOTAL			291.96	8.30	580.82
			1295.31		580.82
II. ASSETS					
Non-current assets					
1 (a) Property, Plant and Equipment & Intangible Assets	10				
(i) Property, Plant & Equipment		965.99		430.89	
(ii) Intangible assets		-		-	
(iii) Capital work-in-progress		-		-	
(iv) Intangible assets under development		-		-	
(b) Non-current investments		965.99		430.89	
(c) Deferred tax assets (net)	5	-		7.24	
(d) Long-term loans and advances		-		-	
(e) Other non-current assets	11	62.53	1028.51	45.49	483.62
2 Current assets					
(a) Current investments		-		-	
(b) Inventories	12	-		-	
(c) Trade receivables	13	4.63		20.60	
(d) Cash and cash equivalents	14	208.22		4.10	
(e) Short-term loans and advances	15	8.09		15.04	
(f) Other current assets	16	45.85	266.79	57.47	97.21
TOTAL			1295.31	57.47	580.82

Contingent Liabilities & Commitments 17

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNT 1 to 31

FOR P.R. AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

(C.A. Pawan Agarwal)
PARTNER
FRN: 117940W
M.No: 034147
Place: Mumbai
Date: 28/06/2023
UDIN:23034147BGXIBH9350



For KONTOR SPACE PVT. LTD.

FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE PRIVATE LIMITED
CIN: U70109MH2018PTC304258

Director

Neha Mittal

DIRECTOR
DIN : - 08607494
Date: 28/06/2023
Place: Mumbai

Kanak Mangal

DIRECTOR
DIN : - 03582631
Date: 28/06/2023
Place: Mumbai

KONTOR SPACE PRIVATE LIMITED
STATEMENT OF PROFIT LOSS FOR THE YEAR ENDED 31ST MARCH 2023

Rs. In Lakhs

Particulars	Note No.	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
		Rs	Rs	Rs	Rs
I Revenue from operations	18		917.40		400.70
II Other income	19		.44		3.06
III Total Income (I + II)			917.84		403.75
IV Expenses:					
Purchases of Stock-in-Trade		-	-	-	-
Changes in the inventories of finished goods work-in-progress and Stock-in-Trade		-	-	-	-
Employee benefits expense	20	34.46		38.02	
Finance costs	21	53.86		13.28	
Depreciation and amortization expense	10	79.80		-40.83	
Other expenses	22	486.22		348.06	
Total expenses			654.34		358.53
V Profit before exceptional and extraordinary items and tax (III-IV)			263.50		45.22
VI Exceptional items			1.79		.64
VII Profit before extraordinary items and tax (V - VI)			261.71		44.58
VIII Extraordinary Items (Prior Period Income / (expense)			-		-
IX Profit before tax (VII- VIII)			261.71		44.58
X Tax expense:					
(1) Current tax		48.09		-	
(3) Deferred tax		25.73	73.83	14.15	14.15
XI Profit (Loss) for the period from continuing operations (VII-VIII)			187.88		30.44
XII Profit/(loss) from discontinuing operations			-		-
XIII Tax expense of discontinuing operations			-		-
XIV Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)			-		-
XV Profit (Loss) for the period (XI + XIV)			187.88		30.44
XVI Earnings per equity share:					
(1) Basic			4.70		1.52
(2) Diluted			9.37		1.52

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNT

1 to 31

FOR P. R. AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

Pawan Agarwal

(C.A. Pawan Agarwal)
PARTNER
FRN: 117940W
M.No: 034147
Place: Mumbai
Date: 28/06/2023
UDIN:23034147BGXIBH9350



For KONTOR SPACE PVT. LTD.

FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE PRIVATE LIMITED
CIN: U70109MH2018PTC304258

Neta Mittal

Neta Mittal
DIRECTOR

DIN : - 08607494

Date: 28/06/2023

Place: Mumbai

Kanak Mangal

Kanak Mangal
DIRECTOR

DIN : - 03582631

Date: 28/06/2023

Place: Mumbai

Directors

KONTOR SPACE PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2023

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting period
Net Profit/(Loss) Before tax as per P & L A/c	261.71	44.58
<i>Non Cash Expenditure</i>		
Depreciation	79.80	-40.83
Short Provision of Earlier Year	1.48	
	81.27	-40.83
<i>Adj. for non business and extra-ordinary item</i>		
Interest & Financial Charges	53.73	13.24
	53.73	13.24
Cash surplus from business activities before working capital changes	396.71	17.00
<i>Adj. for Current Assets / Liabilities</i>		
Trade Receivables	15.97	23.86
Other Current Assets	11.62	40.77
Trade Payables	-84.52	-30.12
Other Current Liabilities	17.96	55.04
Short Term Provision	52.32	-2.81
Changes in Other non-current assets other than Non Cash Exp	-17.04	.96
	(3,69,829)	87.71
Cash Generated from Business activities before extra-ordinary and prior period items	393.01	104.70
Less: Provison For Income Tax	48.09	-
Cash Generated from Business activities (A)	344.92	104.70
Investment Activities (B)		
Investment in Fixed Assets	-614.90	-103.10
Short Term Loans and Advances	6.95	-.18
	-607.95	-103.28
Finance Activities (C)		
Issue of Share	200.00	
Changes In Long Term Borrowings	317.14	-10.06
Changes In Long Term Provision	3.73	2.49
Financial Charges	-53.73	-13.24
	467.15	-20.81
Net change in Cash Flow (A + B + C)	204.12	-19.39
Opening Cash & Bank Balance	4.10	23.49
Cash at the end of period	208.22	4.10
Closing Cash & Bank Balances	208.22	4.10

AS PER OUR REPORT OF EVEN DATE

FOR P. AGARWAL & AWASTHI
 CHARTERED ACCOUNTANTS

(C.A. Pawan Agarwal)

PARTNER

FRN: 117940W

M.No: 034147

Place: Mumbai

Date: 28/06/2023

UDIN:23034147BGXIBH9350



FOR AND ON BEHALF OF THE BOARD OF
 KONTOR SPACE PRIVATE LIMITED
 CIN: U70109MH2018PTC304258

FOR KONTOR SPACE PVT. LTD.

Neha Mittal

DIRECTOR

DIN : - 08607494

Date: 28/06/2023

Place: Mumbai

Kanak Mangal

DIRECTOR

DIN : - 0358263

Date: 28/06/2023

Place: Mumbai

Director

KONTOR SPACE PRIVATE LIMITED

Note no 1. Significant Accounting policies :

1. Accounting Convention

The financial statements are prepared under the historical cost convention on the "Accrual Concept" and Going Concern assumption of accountancy in accordance with the accounting principles generally accepted in India and comply with the accounting standards as prescribed by Companies (Accounting Standard) Rules, 2006 and with the relevant provisions of the Companies Act, 2013 and rules made there under.

2. Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities on the date of the financial statement and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which results are known/materialized.

3. Property, Plant and Equipment

Property, Plant and Equipment are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises of all expenses incurred to bring the assets to its present location and condition. Borrowing cost directly attributable to the acquisition /Construction are included in the cost of fixed assets. Adjustments arising from exchange rate variations attributable to the fixed assets are capitalized

In case of new projects / expansion of existing projects, expenditure incurred during construction / preoperative period including interest and finance charge on specific / general purpose loans, prior to commencement of commercial production are capitalized. The same are allocated to the respective on completion of construction / erection of the capital project / fixed assets

Subsequent expenditures related to an item of tangible asset are added to its book value only if they increase the future economic benefits from the existing asset beyond its previously assessed standard of performance.

Capital assets (including expenditure incurred during the construction period) under erection / installation are stated in the Balance Sheet as "Capital Work in Progress".

4. Impairment of Assets

At each balance sheet date, the Company reviews the carrying amount of its fixed assets to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's net selling price and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the assets and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the assets.

5. Depreciation

All fixed assets, except capital work in progress, are depreciated on SLM Method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to / deletions from fixed assets made during the period is provided on pro-rata basis from / up to the date of such addition /deletion as the case may be.

5. Revenue Recognition



KONTOR SPACE PRIVATE LIMITED

Revenue from the operations is recognized on generally accepted accounting principles and when it is earned and no significant uncertainty exists as to its ultimate collection and includes taxes, wherever applicable.

The capital gain on sale of investments if any are recognized on completion of transaction. No notional profit/loss are recognized on such investments. Interest income is recognized on time proportion basis, when it is accrued and due for payment.

7. Borrowing Cost

Borrowing cost that are attributable to the acquisition, construction or production of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to revenue.

8. Basis of Accounting:

The Financial Accounts have been prepared under the Historical Cost Convention in accordance with generally Accepted Accounting Principles and as per the provisions of the Companies Act, 2013 as adopted consistently by the Company. The same has been prepared on going concern basis.

9. Employee Benefits

Short – term employee benefits are recognized as an expense at the undiscounted amount in the profit & loss account for the year in which the related service is rendered.

Post-employment and other long-term employee benefits are recognized as an expense in the profit & loss account for the year in which the liabilities are crystallized.

10. Taxes on Income

Income tax expenses for the year comprises of current tax and deferred tax. Current tax provision is determined on the basis of taxable income computed as per the provisions of the Income Tax Act. Deferred tax is recognized for all timing differences that are capable of reversal in one or more subsequent periods subject to conditions of prudence and by applying tax rates that have been substantively enacted by the balance sheet date.

11. Foreign Currency Translation

Transaction denominated in foreign currencies are recorded at the exchange rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the year-end are restated at closing rate.

Any exchange difference on account of settlement of foreign currency transaction and restatement of monetary assets and liabilities denominated in foreign currency is recognized in the statement of Profit & loss Account.

12. Provision, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.



Rs. in Lakhs

Note 2 SHARE CAPITAL
Disclosure pursuant to Note no. 4(A)(a,b & c) of Part I of Schedule III to the Companies Act, 2013

Share Capital	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Rs	Number	Rs
Authorized Equity Shares of Rs 10 each	70,00,000	700.00	20,00,000	200.00
Issued Equity Shares of Rs 10 each	40,00,000	400.00	20,00,000	200.00
Subscribed & Paid Up Equity Shares of Rs 10 each fully paid	40,00,000	400.00	20,00,000	200.00
Subscribed but not fully paid up Equity Shares of Rs 10 each, not fully paid up	-	-	-	-
Total	40,00,000	400.00	20,00,000	200.00

Disclosure pursuant to Note no. 4(A)(d) of Part I of Schedule III to the Companies Act, 2013

Particulars - Equity Shares	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Rs	Number	Rs
Shares outstanding at the beginning of the year	20,00,000	200.00	20,00,000	200.00
Shares issued during the year	20,00,000	200.00	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	40,00,000	400.00	20,00,000	200.00

Disclosure pursuant to Note no. 4(A)(f) of Part I of Schedule III to the Companies Act, 2013
NIL Equity Shares (NIL Previous year) are held by None, the holding company.

Disclosure pursuant to Note no. 4(A)(g) of Part I of Schedule III to the Companies Act, 2013 (more than 5%)

Name of Shareholder	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Kanak Mangal Princy Goyal	39,23,990	98.15%	19,99,900	99.995%

Disclosure pursuant to Note no. 4(A)(i) of Part I of Schedule III to the Companies Act, 2013 : NIL

Disclosure pursuant to Note no. 4(A)(j) of Part I of Schedule III to the Companies Act, 2013 : NIL

Disclosure pursuant to Note no. 6 (A) (e, f, j) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Description	Number	Description
Equity Shares	40,00,000	Part Partu	20,00,000	Part Partu
Restrictions on the distribution of dividends	-	None	-	None
Restrictions on the distribution of dividends with differential voting rights as to dividend	-	All shares have equal Voting Rights	-	All shares have equal Voting Rights

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Number	Description	Number	Description
Preference Shares	-	Not Applicable	-	Not Applicable
Preferential rights in respect of payments of fixed dividend and repayment of capital.	-	Not Applicable	-	Not Applicable
Voting rights or with differential voting rights as to dividend	-	Not Applicable	-	Not Applicable
Full or partial participating rights in surplus profits or surplus capital	-	Not Applicable	-	Not Applicable
Cumulative, non-cumulative, redeemable, convertible, non-convertible	-	Not Applicable	-	Not Applicable

Shares reserved for issue under options and contracts / commitments for the sale of shares / disinvestment, including the terms and amounts : NIL

Terms of any securities convertible into equity / preference shares issued along with the earliest date of conversion in descending order starting from the farthest such date : NIL

Shareholding of Promoters:

Name of Shareholder	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	No. of Equity Shares held	% of Holding	No. of Equity Shares held	% of Holding
Kanak Mangal Princy Goyal	39,23,990	98.15%	19,99,900	99.995%



Note 3 RESERVES AND SURPLUS
Disclosure pursuant to Note no. 4(B) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period Rs	Figures as at the end of Previous Reporting Period Rs
a. Security Premium		
Share Premium	-	-
Add: Addition during the year	-	-
b. Surplus		
Opening balance	-124.69	-155.13
(+) Net Profit/(Net Loss) For the current year	187.88	30.44
(-) WDV written off	-	-
(-) Short/Excess provision of Tax Earlier years	-03	-
(-) Short MAT	1.50	-
(+) Interim Dividends	-	-
(-) Transfer to Reserves	-	-
Closing Balance	64.67	-124.69
Total Reserves & surplus	64.67	-124.69

Note 4 LONG-TERM BORROWINGS
Disclosure pursuant to Note no. 4(C) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period Rs	Figures as at the end of Previous Reporting Period Rs
Secured		
(a) Term loans		
Aditya Birla Finance Ltd (ABFL) (ABFL loan is primarily secured by way of first and exclusive charge on Property Plot No Unit No 17, 4th floor, Peninsula House, House No 235/237, Dr Dadaabhai Navroji Road, Mumbai 400001) Terms of Repayment : Repayable under EMI No of EMIs: Repayable in 144 EMIs (Rate Of Interest : ((LTRR) +/- Spread)	465.72	-
(b) Car loan		
HDFC Bank (Secured against Hypothecation of Car) Terms of Repayment : Repayment under EMI No. of EMIs : Repayable in 60 EMIs	45.10	62.95
Total Secured Long Term Borrowings In case of continuing default, as on the balance sheet date, in repayment of loans and interest.	510.82	62.95
1. Period of default - None		
2. Amount - NIL		
Unsecured		
(a) Loans and advances from related parties (of the above, Rs None is guaranteed by Director)		130.73
Total Unsecured Long Term Borrowings In case of continuing default, as on the balance sheet date, in repayment of loans and interest.		130.73
1. Period of default - None		
2. Amount - NIL		
Total Long Term Borrowings	510.82	193.68



Note 5 DEFERRED TAX ASSET (NET)

The Company has accounted for taxes on income in accordance with AS-22 - Accounting for Taxes on Income issued by the Institute of Chartered Accountants of India. Consequently, the net incremental deferred tax (liability) / asset is charged / credited to Profit and Loss Account. The year end position of taxes on income is as under:

Particulars	Figures as at the end of Current Reporting Period Rs.	Figures as at the end of Previous Reporting Period Rs.
Deferred tax liability		
Fixed Assets : Impact of Difference between tax depreciation and depreciation / amortisation charged for financial reporting	19.94	12.68
Others	-	-
Gross deferred tax liability	19.94	12.68
Deferred tax asset		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis	1.45	19.92
Others	-	-
Gross deferred tax asset	1.45	19.92
Net deferred tax liability / (asset)	18.49	-7.24

Note 6 LONG TERM PROVISION

Particulars	Figures as at the end of Current Reporting Period Rs.	Figures as at the end of Previous Reporting Period Rs.
Provision for Employee Benefit	9.37	5.64
Long Term Provision	9.37	5.64

Note 7 TRADE PAYABLES

Disclose pursuant to Note no. 6(D) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period Rs.	Figures as at the end of Previous Reporting Period Rs.
(a) Trade Payables	29.35	113.87
(b) Total outstanding dues of micro enterprises and small enterprises	29.35	113.87
(c) Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(d) Others	-	-
Total Trade Payables	29.35	113.87

Particulars	Figures at the end of the current reporting year				Figures at the end of the previous reporting year					
	Outstanding for following periods from due date of payment				Outstanding for following periods from due date of payment					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(a) MSME	-	-	-	-	-	-	-	-	-	-
(b) Others	29.35	-	-	-	29.35	113.87	-	-	-	113.87
(c) Disputed dues - MSME	-	-	-	-	-	-	-	-	-	-
(d) Disputed dues - Others	29.35	-	-	-	29.35	113.87	-	-	-	113.87
Total Trade Payables	29.35	-	-	-	29.35	113.87	-	-	-	113.87



Note 8 OTHER CURRENT LIABILITIES
Disclosure pursuant to Note no. 6(G) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Reporting Period	
	Rs	Rs
(a) Current Maturities of Long Term Debt from Banks/NBFC Aditya Birla Finance Ltd (Airt. Loan is primarily secured by way of first and exclusive charge on Property Plot No Unit No 17, 4th Floor, Peninsula House, House No 235/237, Dr. Dadabhai Navroji Road, Mumbai 400001) Terms of Repayment : Repayable under EMI No of EMIs: Repayable in 144 EMIs	24.11	-
HDFC Bank (Secured against Hypothecation of Car) Terms of Repayment : Repayment under EMI No. of EMIs : Repayable in 60 EMIs	17.85	16.63
(b) Other payables (Duties & Taxes)	42.90	25.23
(c) Security Deposit	95.58	110.18
(d) Advance from Debtors	21.54	31.99
Total Current Liabilities	201.98	184.02

Note 9 SHORT TERM PROVISIONS
Disclosure pursuant to Note no. 6(H) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Reporting Period	
	Rs	Rs
(a) Provision for employee benefits Salary & Reimbursements	2.53	-
(b) Taxation Provision for Taxation	48.09	-
(c) Provision for Expenses	8.04	7.05
(d) Provision for Gratuity & Leave Encashment	1.96	1.25
Total Short Term Provisions	60.62	8.30



KONTOR SPACE PRIVATE LIMITED
NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Note 10 Property, Plant and Equipment & Intangible Assets

Rs.In Lakhs

Disclosure pursuant to Note no. I (i), (ii), (iii); Note no. J (i),(ii); Note no. J and Note no. L of Part of Schedule III to the Companies Act, 2013

Particulars	Gross Block				Accumulated Depreciation				Net Block	
	April 1, 2022	Additions	Disposal	March 31, 2023	April 1, 2022	Depreciation for the year	On disposals/ Adjustments	March 31, 2023	April 1, 2022	March 31, 2023
	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs	Rs
a Property, Plant & Equipment										
Plant & Machinery	107.96	-	-	107.96	17.75	6.83	4.02	28.61	90.20	79.35
Lease Hold Improvement	272.62	1.16	-	273.77	65.19	17.90	-6.78	76.30	207.43	197.47
Furniture & Fixtures	63.88	3.49	-	67.37	16.27	6.17	3.74	26.18	47.61	41.19
Office Equipments	8.20	.38	-	8.58	1.28	.53	.21	2.02	6.92	6.56
Computer & Printers	11.30	-	-	11.30	7.80	.81	2.00	10.62	3.50	.68
Car	101.53	-	-	101.53	26.31	22.95	.34	49.60	75.23	51.93
Building	-	609.87	-	609.87	-	21.06	-	21.06	-	588.80
Total (Current Year)	565.48	614.90	-	1180.38	134.60	76.25	3.54	214.39	430.89	965.99
Total (Previous Year)	462.38	103.10	-	565.48	175.43	60.67	-101.50	134.60	286.96	430.89
b Intangible Assets										
Total (Current year)	-	-	-	-	-	-	-	-	-	-
Total (Previous Year)	-	-	-	-	-	-	-	-	-	-
c Capital Work In Progress										
Total	-	-	-	-	-	-	-	-	-	-
d Intangible assets under Development										
Total	-	-	-	-	-	-	-	-	-	-
Grand Total (Current Year)	565.48	614.90	-	1180.38	134.60	76.25	3.54	214.39	430.89	965.99
Grand Total (Previous Year)	462.38	103.10	-	565.48	175.43	60.67	-101.50	134.60	286.96	430.89

For Capital-work-in progress & Intangible Assets under development, ageing schedule is given below:

CWIP ageing schedule	Figures at the end of the current reporting year					Figures at the end of the previous reporting year				
	Amount in CWIP for a period of					Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	-	-	-	-	-	-	-	-	-	-
Project Temporarily Suspended	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-	-	-

For capital-work-in progress & Intangible Assets under development, whose completion is overdue or has exceeded its cost compared to its original plan is as under :

CWIP & Intangible Assets under development	Figures at the end of the current reporting year					Figures at the end of the previous reporting year				
	TO BE COMPLETED IN					TO BE COMPLETED IN				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
In Progress	-	-	-	-	-	-	-	-	-	-
- Project 1	-	-	-	-	-	-	-	-	-	-
Suspended	-	-	-	-	-	-	-	-	-	-
- Project 1	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-	-	-



KONTOR PRIVATE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Rs.In Lakhs

Note 11 OTHER NON CURRENT ASSETS

Disclosure pursuant to Note no.M (i),(ii) and (iii) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
a. Long term trade receivables	-	-	-	-
Trade Recievable considered good - Secured		-		-
Trade Recievable considered good -			-	-
Trade Recievable which have significant increase in Credit Risk		-		-
Trade Recievable - credit impaired		-		-
Doubtful	-		-	
Less: Provision for doubtful debts	-		-	
Total (a)		-		-
b. Security Deposits				
Unsecured, considered good				
InterCorporate Deposit with Aditya Birla(Interest Free)	18.00			
Office Deposit	44.53	62.53	44.53	44.53
c. Others				
Miscellaneous expenditure (to the extent not written off or adjusted)				
Preliminary Expenses	.96		1.91	
Add : Incurred During the year	-		-	
	.96		1.91	
Less : Written off During the year	.96	-	.96	.96
Pre-Operative Expenses	-		-	
Add : Incurred During the year	-		-	
	-		-	
Less : Written off During the year	-	-	-	-
	-		-	
Total Other Non-Current Assets		62.53		45.49

Disclosure pursuant to Note no. M (iii) (iii) of Part I of Schedule III to the Companies Act, 2013

Details of debts due by related parties

Particulars	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
	Rs.	Rs.
Directors *	-	-
Other officers of the Company *	-	-
Firm in which director is a partner *	-	-
Private Company in which director is a member	-	-
Total debts due by related parties	-	-

*Either severally or jointly



KONTOR SPACE PRIVATE LIMITED
NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Rs. in Lakhs

Note 12

INVENTORIES

Disclosure pursuant to Note no. O (i), (ii) and (iii) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
a. Stock-in-trade (Trading Stock)	-	-	-	-
(Trading Stock is valued at lower of cost or net realisable value whichever is lower. Cost is arrived at on FIFO method and includes incidental expenses on fair basis & direct cost like customs duty)				
Total Inventories				

Note 13

TRADE RECEIVABLES

Disclosure pursuant to Note no. P (i), (ii), (iii) and (iv) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
A. Trade receivables outstanding for a period less than six months from the date they are due for payment	-	-	-	-
Trade Receivable considered good - Secured	-	-	-	-
Trade Receivable considered good - Unsecured	4.63	4.63	20.60	20.60
Trade Receivable which have significant increase in Credit Risk	-	-	-	-
Trade Receivable - credit impaired	-	-	-	-
Less: Provision for doubtful debts	-	-	-	-
Sub Total (A)	4.63	4.63	20.60	20.60
B. Trade receivables outstanding for a period exceeding six months from the date they are due for payment	-	-	-	-
Trade Receivable considered good - Secured	-	-	-	-
Trade Receivable considered good - Unsecured	-	-	-	-
Trade Receivable which have significant increase in Credit Risk	-	-	-	-
Trade Receivable - credit impaired	-	-	-	-
Less: Provision for doubtful debts	-	-	-	-
Sub Total (B)	-	-	-	-
Total Trade Receivables (A+B)	4.63	4.63	20.60	20.60

TRADE RECEIVABLE OUTSTANDING :-

Particulars	Figures at the end of the current reporting year					Figures at the end of the previous reporting year					
	Outstanding for following periods from due date of payment					Outstanding for following periods from due date of payment					
	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivable- Considered good	4.63	-	-	-	-	20.60	-	-	-	-	20.60
(ii) Undisputed Trade Receivable- Considered Doubtful	-	-	-	-	-	-	-	-	-	-	-
(iii) Disputed Trade Receivable- Considered good	-	-	-	-	-	-	-	-	-	-	-
(iv) Disputed Trade Receivable- Considered Doubtful	-	-	-	-	-	-	-	-	-	-	-
	4.63	-	-	-	-	20.60	-	-	-	-	20.60
Total	4.63	-	-	-	-	20.60	-	-	-	-	20.60



Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Directors *	-	-	-	-
Other officers of the Company *	-	-	-	-
Firm in which director is a partner *	-	-	-	-
Private Company in which director is a member, KMP	-	-	-	-
Total Debts Due by Related Parties	-	-	-	-

*Either severally or jointly

Note 14

CASH AND CASH EQUIVALENTS

Disclosure pursuant to Note no.Q (i), (ii), (iii), (iv) and (v) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
A. Balances with banks	-	201.63	-	3.09
B. Cash on hand	-	6.59	-	1.01
C. Others Bank Balances (Fixed Deposits)	-	-	-	-
Total Cash and cash equivalents (A+B+C)	-	208.22	-	4.10

Note 15

SHORT TERM LOANS AND ADVANCES

Disclosure pursuant to Note no.R (i), (ii) & (iii) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
A. Loans and advances to related parties				
Secured, considered good	-	-	-	-
Unsecured, considered good	-	-	-	-
Doubtful	-	-	-	-
Less: Provision for doubtful loans and advances	-	-	-	-
Sub Total (A)	-	-	-	-
B. Others				
Unsecured, considered good to be recoverable in cash or in kind for the value to be received.	-	-	-	-
Loans and advances to Employee	-	-	-	-
Prepaid Expenses	8.09	-	.28	-
Other advances recoverable	-	8.09	-	15.04
Doubtful	-	-	-	-
Less: Provision for doubtful	-	-	-	-
Sub Total (B)	-	8.09	-	15.04
Total Short-term loans and advances (A+B)	-	8.09	-	15.04

Disclosure pursuant to Note no.8 (iv) of Part I of Schedule III to the Companies Act, 2013

Details of Loans and advances to related parties

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Directors *	-	-	-	-
Other officers of the Company *	-	-	-	-
Firm in which director is a partner *	-	-	-	-
Private Company in which director is a member	-	-	-	-
Total Loans and advances to related parties	-	-	-	-



Note 16 OTHER CURRENT ASSETS

Disclosure pursuant to Note no.R (i), (ii) & (iii) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Taxation		45.85		29.04
Non-Taxation				28.43
Total Other Current Assets		45.85		57.47

Note 17 CONTINGENT LIABILITIES AND COMMITMENTS

Disclosure pursuant to Note no. 6(T) of Part I of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	in Rs.	in Rs.	in Rs.	in Rs.
A. Contingent Liabilities				
(1) Claims against the company not acknowledged as debt				
(2) Guarantees				
(3) Other money for which the company is contingently liable				
Sub Total (A)				
B. Commitments				
(1) Estimated amount of contracts remaining to be executed on capital account and not provided for				
(2) Uncalled liability on shares and other investments partly paid				
(3) Other commitments (specify nature)				
Sub Total (B)				
Total Contingent Liabilities and Commitments (A+B)				



KONTOR SPACE PRIVATE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Note 18 REVENUE FROM OPERATIONS

Rs.In Lakhs

Disclosure pursuant to Note no. 2 of Part II of Schedule III to the Companies Act, 2013

In respect of a company other than a finance company revenue from operations shall disclose separately in the notes revenue from

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Sale of products	1082.53		472.82	
Round Off				
Gross Revenue		1082.53		472.82
Less: Indirect Tax		165.13		72.13
Net Revenue From Operations		917.40		400.70

Note 19 OTHER INCOME

Disclosure pursuant to Note no. 4 of Part II of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Interest on Income Tax Refund	.43		3.06	
Other Income	.01		-	
		.44	-	3.06
Total Other Income		.44		3.06



KONTOR SPACE PRIVATE LIMITED
NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Note 2 EMPLOYEE BENEFIT EXPENSES

Rs.In Lakhs

Disclosure pursuant to Note no. 5(1)(a) of Part II of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Salaries, Wages and bonus				
Salaries & Bonus	28.46		38.02	
Directors' Remuneration	6.00	34.46	-	38.02
Staff welfare expenses				
	-	-	-	-
Total Employee Benefit Expenses		34.46		38.02

Note 3 FINANCE COST

Disclosure pursuant to Note no. 3 of Part II of Schedule III to the Companies Act, 2013

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
Interest Expense				
Interest On Loan	12.15		13.24	
Interest On Property Loan	36.12		-	
Interest on Car Loan	5.12		-	
Interest on GST	.34		-	
Interest on TDS	-	53.73	-	13.24
Other borrowing costs				
Bank Charges	.14	.14	.04	.04
Total Finance Cost		53.86		13.28

Note 4 OTHER EXPENSES

Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
	Rs	Rs	Rs	Rs
OTHER EXPENSES				
Rent Expenses		276.80		205.46
Audit Fees		.30		.30
Marketing Expenses		28.43		4.09
ROC Fees		4.92		.09
CAR Insurance		.93		.00
Gratuity Expenses		2.65		1.48
Leave Encashment Expenses		1.80		1.46
Electricity charges		35.68		38.39
Power & Fuel		9.02		4.03
Internet Expenses		7.57		6.07
Office Expenses		24.31		9.61
Parking Charges		.00		4.21
Brokerage Charges and Commission		10.15		7.80
Conveyance & Travelling Expenses		1.04		.24
House Keeping Charges		13.94		9.23
Shipping & packing		.07		.01
Postage & Courier		.67		.25
Printing & Stationery		.05		.05
Professional Tax		.03		.03
Professional Fees		25.23		20.07
Repair & Maintenance		40.08		32.58
Telephone Charges		.60		.64
Business Promotion		.00		.83
Late Fees		.08		.00
Round off		.07		.03
Admission processing charges		.05		.16
Preliminary expenses		.96		.96
Web Expense		.82		.00
Total Other Expenses		486.22		348.06



KONTOR SPACE PRIVATE LIMITED

NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Other notes

Rs. In Lakhs

23 In the opinion of the Board, the Current Assets, Loans and Advances have a value of realisation under ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet and the provision for all known liabilities have been made and the same is not in excess of the amount reasonably necessary.

24 Auditors' remuneration in accordance with paragraph 4B of part II of Schedule III to the Companies Act, 2013 is as under:

Particulars	2022-23	2021-22
As Auditors	.30	.30
	.30	.30

25 Earning per share is calculated as under:

Particulars	2022-23	2021-22
Earning per share		
No. of shares at the beginning of the year	20,00,000	20,00,000
No. of shares at the end of the year	40,00,000	20,00,000
Weighted average no. of shares	20,05,479	20,00,000
Net profit after Taxation	187.88	30.44
Basic earning per share	4.70	1.52
Diluted earning per share	9.37	1.52

26 Disclosure of Provisions as required by AS-29 is as under:

Particulars	Opening Balance	Additional provisions during the year	Amount Used & Unused amount reversed during	Closing Balance
		Rs	Rs	Rs
Income-tax	-	48.09	-	48.09

27 Related Party Disclosures, as required by AS-18 are given below:

Key Managerial :

Neha Mittal
Kanak Mangal

Relation

Director
Director

Relative of Key Managerial :

Ganion Products Ltd

Relation

Common Director

Transactions with related party:

TRANSACTIONS DURING THE YEAR	Relationship	Current Year (Rs)	Previous Year (Rs)
Director Remuneration	Key Managerial Persons	6.00	-
	Others	-	-
Loan Received	Key Managerial Persons	-	-
	Others	377.26	198.53
Loan Repaid	Key Managerial Persons	-	-
	Others	518.92	260.60
Loan Outstanding	Key Managerial Persons	-	-
	Others	-	130.73
Interest Paid	Key Managerial Persons	-	-
	Others	12.15	7.10

28 The previous year's figures are regrouped / rearranged / reclassified wherever considered necessary to correspond with the figures of current year.

29 The Trade Receivables & Trade Payables and Loans and advances are subject to confirmation. Also, there is difference in Closing Confirmation of Fixed Deposit as compared to Actuals in Thousands.

30 Ratios	31 March 2023			31 March 2022		
	a	b	Ratio (a/b)	a	b	Ratio (a/b)
1) Current Ratio,	266.79	291.96	0.91	97.21	306.20	0.32
2) Debt-Equity Ratio,	510.82	400.00	1.28	193.68	200.00	0.97
3) Debt Service Coverage Ratio,	396.69	606.17	0.65	17.64	223.56	0.15
4) Return on Equity Ratio,	187.88	400.00	0.47	30.82	200.00	0.15
5) Trade Receivables turnover ratio,	4.63	917.40	0.01	20.60	400.70	0.05
6) Trade payables turnover ratio,	29.35	917.40	0.03	113.87	400.70	0.28
7) Net capital turnover ratio,	917.40	464.67	1.97	400.70	95.81	4.18
8) Net profit ratio,	187.88	917.84	0.20	30.82	403.75	0.08
9) Return on Capital employed,	315.58	464.67	0.68	74.56	95.81	0.78

31 Other Information pursuant to General Instructions for preparation of Balance Sheet and Profit & Loss Account of Schedule III to the Companies Act, 2013 is not applicable.

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS

FOR P.R. AGARWAL & AWASTHI
CHARTERED ACCOUNTANTS

(C.A. Pawan Agarwal)
PARTNER
FRN: 117940W
M.No: 034147
Place: Mumbai
Date: 28/06/2023
UDIN:23034147BGXIBH9350



1 TO 31 **For KONTOR SPACE PVT. LTD.**

FOR AND ON BEHALF OF THE BOARD OF
KONTOR SPACE PRIVATE LIMITED
CIN: U70109MH2018PTC304258

Neha Mittal
DIRECTOR
DIN : - 08607494
Date: 28/06/2023
Place: Mumbai

Kanak Mangal
DIRECTOR
DIN : - 03582631
Date: 28/06/2023
Place: Mumbai

Director

KONTOR SPACE PRIVATE LIMITED
ANNEXURE TO RESTATED NOTES TO ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Annexure to Note No.	18.00			Rs.In Lakhs
REVENUE FROM OPERATIONS				
Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
Sales				
Mumbai				
Rent Income	917.40		400.70	
GST on Rent	165.13		72.13	
GST on Sales				
		1082.53		472.82
TOTAL SALES		1082.53		472.82

