



Sunil Kulshreshtha & Associates

Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To the Members of Picard Angst India Private Limited
Report on the audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Picard Angst India Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Profit and Loss, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 Standards and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022, its Loss for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing (SAs) specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 period. 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.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted Company.



Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the 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 material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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 of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement 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.

The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

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



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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. The report does not contain statement on the matters specified in the Companies (Auditor's Report) Order 2020 ('The Order') issued by the Central Government of India in terms of sub-section 11 of section 143 of the Companies Act, 2013. In our opinion and according to the information and explanations given to us, the said order is currently not applicable to the company.



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

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the relevant books of account;
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards prescribed under section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e) On the basis of the written representations received from the directors of the Company as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) Reporting on the adequacy of Internal Financial Control Over Financial Reporting of the Company and the operating effectiveness of such controls, under section 143(3)(i) of the Act is not applicable in view of the exemption available to the Company in terms of the notification no. G.S.R. 583(E) dated 13 June 2017 issued by the Ministry of Corporate Affairs, Government of India, read with general circular No. 08/2017 dated 25 July 2017.
- g) With respect to other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the act, as amended.
In our opinion and to the best of our information, the company being a private limited company and hence the provisions of section 197 are not applicable and not commented.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company 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. (a) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in notes to accounts, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ('Intermediaries') with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether directly or indirectly lend or invest in other



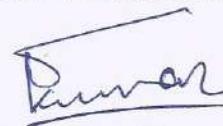
persons or entities identified in any manner whatsoever by or on behalf of the Company ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ('Funding Parties') with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our attention that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11 (e) as provided under (a) and (b) above, contain any material misstatement.

i) The Company has not declared/ paid any dividend during the year. Hence, the compliance of section 123 of the Companies Act, 2013 is not applicable.

For SUNIL KULSHRESHTHA & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN :- 005253N OF ICAI



Sunil Kumar, FCA

Partner

Membership No: 084250

UDIN: 22084250AY0LSB4498



Place: New Delhi

Date: 18-09-2022

Picard Angst India Private Limited

ANNUAL REPORT

For the Period

1st April, 2021 to 31st March, 2022

REFERENCE INFORMATION

Registered Office and Corporate office:

81, Hemkunt Colony, Level-1, Opp.
Nehru Place, NEW DELHI- 110048 IN

Statutory Auditors
M/s Sunil Kulshreshtha & Associates

Bankers
Deutsche Bank

CIN: U70109DL2019FTC352561

Board of Directors
Anant Bhatia
Maurice Charles Picard

Picard Angst India Private Limited

Significant Accounting Policies for preparation of the financial statements for the Period ended 31st March 2022

Note: 1- Background

Picard Angst India Private Limited (hereinafter referred to as company) was incorporated under the Companies Act,2013 by obtaining the Certificate of Incorporation dated 12th July,2019 issued by Ministry of Corporate Affairs, Delhi. It is engaged in the business of ongoing supervision and appraisal of the construction activity within the real estate sector in India. However, no ordinary business activities were carried out during this period by the company

Note: 2- Significant Accounting Policies

2.1 Basis of Preparation of financial statements:

The financial statements of the company have been prepared and presented in accordance with the Generally Accepted Accounting Principles ('GAAP') under the historical cost convention, on the accrual basis of accounting and comply with the section 133 of the Companies Act, 2013 (the Act) read with Rule 7 of the Accounting Standards prescribed in the Companies (Accounting Standards) Rules, 2014 and the provisions to the extent applicable.

2.2 Use of Estimates:

The Preparation of financial statements, is in conformity with the generally accepted accounting policies, requires estimates and assumption to be made that affect the reported amounts of assets and liabilities as of the date of the financial statements and the reported amount of revenues and expenses during the reported period. Difference between the actual results and estimates are recognized in the period in which the results materialize.

2.3 Provisions and contingencies:

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events. Contingent Assets are neither recognized nor disclosed in the financial statements. Contingent Liabilities, if material are disclosed by way of notes.

2.4 Taxes on Income:

A Tax expenses comprise current and deferred tax.

B Current tax is measured at the amount expected to be paid on the basis of reliefs and deductions available in accordance with the provisions of the Income Tax Act, 1961.

C Deferred tax reflects the impact of current year timing differences between accounting and taxable income and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and laws that have been enacted or substantively enacted as of the balance sheet date. Deferred tax assets are recognized only to the extent there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized and are reviewed at each balance sheet date.

2.5 Foreign Currency Transactions:

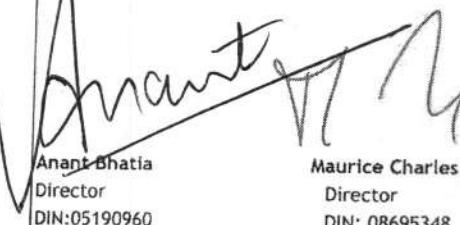
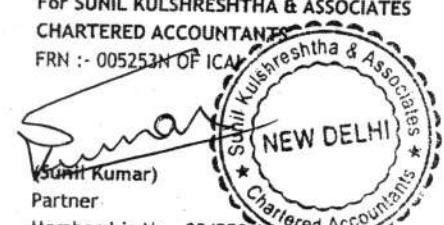
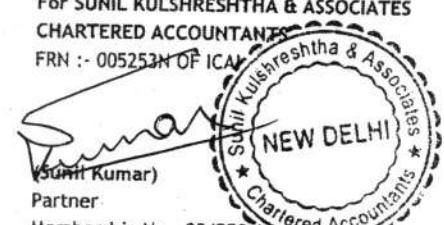
A Foreign currency transactions are recorded at the exchange rate prevailing at the date of the transaction. Foreign currency monetary assets and liabilities are translated at the exchange rate prevailing on the Balance Sheet date and the exchange gains and losses are recognized in the Statement of Profit and Loss in accordance with the requirements of Accounting Standard -11 titled "The effects of change in Foreign Exchange Rates" issued by The Institute of Chartered Accountants of India.

B Any income or expense on account of exchange difference either on settlement or on translation is recognized in the statement of profit and loss.



Picard Angst India Private Limited
 Balance Sheet as at 31 March 2022
 CIN: U70109DL2019FTC352561

(Amounts in INR)

Particulars		Note No.	As at 31 March, 2022	As at 31 March, 2021
1	2	3	4	
I. EQUITY AND LIABILITIES				
1 Shareholders' funds				
(a) Share capital	3	7,000,000	7,000,000	
(b) Reserves and surplus	4	-3,340,897	-1,927,259	
Current Liabilities				
(a) Short term provision	5	63,000	500,000	
(b) Other current liabilities	6	987,419	1,680,813	
TOTAL		4,709,522	7,253,554	
II. ASSETS				
1 Current assets				
(a) Cash and cash equivalents	7	4,409,138	6,997,616	
(b) Other Current Assets	8	300,384	255,938	
TOTAL		4,709,522	7,253,554	
The accompanying notes forms an integral part of the financial statements				
For PICARD ANGST INDIA PRIVATE LIMITED		Signed in terms of our report of even date:		
 Anant Bhatia Director DIN:05190960 Date: 16-09-2022 Place: New Delhi		For SUNIL KULSHRESHTHA & ASSOCIATES CHARTERED ACCOUNTANTS FRN :- 005253H OF ICAI  Maurice Charles Picard Director DIN: 08695348 Date: 16-09-2022 Place:		
 Sunil Kumar Partner Membership No - 084250 Date: 18-09-2022 Place: New Delhi UDIN: 22084250AYOLSB4498		 Sunil Kulshreshtha & Associates Chartered Accountants NEW DELHI		

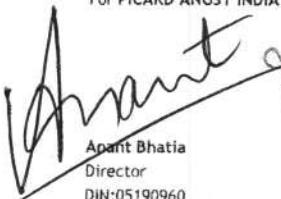
Picard Angst India Private Limited
Statement of profit and loss for the year ended 31 March 2022
CIN: U70109DL2019FTC352561

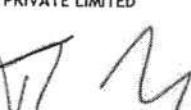
(Amounts in INR)

Particulars	Note No.	for the year ended 31 March, 2022	for the year ended 31 March, 2021
I. Revenue from operations			
II. Other income			
III. Total Revenue (I + II)			
IV. Expenses:			
Employee benefits expense			
Finance costs			
Depreciation and amortization expense			
Other expenses	9	1,413,638	1,408,675
Total expenses		1,413,638	1,408,675
V. Profit / (Loss) before exceptional and extraordinary items and tax (III-IV)		-1,413,638	-1,408,675
VI. Exceptional items			
VII. Profit / (Loss) before extraordinary items and tax (VI - VI)		-1,413,638	-1,408,675
VIII. Extraordinary Items			
IX. Profit / (Loss) before tax (VII- VIII)		-1,413,638	-1,408,675
X. Tax expense:			
(1) Current tax			
(2) Deferred tax			
XI. Profit / (Loss) for the Period (IX - X)		-1,413,638	-1,408,675
XII. Earnings / (Loss) per equity share:			
(1) Basic		(2.02)	(2.01)
(2) Diluted		(2.02)	(2.01)

The accompanying notes forms an integral part of the financial statements

For PICARD ANGST INDIA PRIVATE LIMITED


Apant Bhatia
Director
DIN:05190960
Date: 16-09-2022
Place: New Delhi


Maurice Charles Picard
Director
DIN:08508792
Date: 16-09-2022
Place:

Signed in terms of our Report of even date:

For SUNIL KULSHRESHTHA & ASSOCIATES

CHARTERED ACCOUNTANTS

FRN :- 005253N-0PTCAI

(Sunil Kumar)

Partner

Membership No - 084250

Date: 18-09-2022

Place: New Delhi

UDIN: 22084250AYOLSB4498



NOTE 3

Share Capital

Particulars	As at 31 March 2022		As at 31 March 2021	
	INR	INR	INR	INR
<u>Authorized</u>				
7,00,000 Equity Shares of INR 10 each	70,00,000		70,00,000	
<u>Issued, Subscribed & Paid up</u>				
7,00,000 Equity Shares of INR 10 each fully paid	70,00,000		70,00,000	
Total	70,00,000		70,00,000	

NOTE 3A

Reconciliation of the number of shares and the amount outstanding at the beginning and at the end of the reporting period

Particulars	As at 31 March 2022		As at 31 March 2021	
	Equity Shares		Equity Shares	
	Number	Amount (INR)	Number	Amount (INR)
Shares outstanding at the beginning of the year	7,00,000	70,00,000	7,00,000	70,00,000
Shares issued during the Period	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the Period	7,00,000	70,00,000	7,00,000	70,00,000

NOTE 3B

Details of Shares held by the holding company, their subsidiaries and associates

Particulars	As at 31 March 2022		As at 31 March 2021	
	Equity Shares		Equity Shares	
	Number	Amount (INR)	Number	Amount (INR)
Picard Angst Holding AG	6,93,000	69,30,000	6,93,000	69,30,000
Maurice Picard Holding AG	7,000	70,000	7,000	70,000

NOTE 3C

Details of shares held by each shareholder holding more than 5% shares

Name of Shareholder	As at 31 March 2022		As at 31 March 2021	
	Number	Amount (INR)	Number	Amount (INR)
Picard Angst Holding AG	6,93,000	69,30,000	6,93,000	69,30,000
-No. of equity shares		99.00		99.00
-% of equity shares				

NOTE 3D

Nature and class of equity shares issued

The Company has only one class of equity shares having par value of INR 10 each. All equity shares rank pari passu and carry equal rights with respect to voting and dividend. In the event of liquidation of the Company, the equity shareholders shall be entitled to proportionate share of their holding in the assets remaining after distribution of all preferential amounts.

NOTE 4

Reserves and Surplus

Particulars	As at 31 March 2022		As at 31 March 2021	
	INR	INR	INR	INR
Profit and Loss				
Opening Balance	(19,27,259)		-	
(+) Net Profit for the current Period	(14,13,638)		(19,27,259)	
Closing Balance	(33,40,897)		(19,27,259)	



NOTE 5

Short Term Provision

Particulars	As at 31 March 2022	As at 31 March 2021
	INR	INR
a) Provision for Auditor's Remuneration	63,000	70,000
b) Provision for Professional Charges	-	4,30,000
Total	63,000	5,00,000

NOTE 6

Other Current Liabilities

Particulars	As at 31 March 2022	As at 31 March 2021
	INR	INR
a) INDE Corporate Services Pvt Ltd	8,22,114	14,96,822
b) Sunil Kulshreshtha & Associates	75,600	77,350
a) Withholding Tax Payable	89,705	1,06,641
Total	9,87,419	16,80,813

NOTE 7

Cash and Cash Equivalents

Particulars	As at 31 March 2022	As at 31 March 2021
	INR	INR
(a) Balances with scheduled banks		
Current Account		
Deutsche Bank	44,09,138	69,97,616
Total	44,09,138	69,97,616

NOTE 8

Other Current Assets

Particulars	As at 31 March 2022	As at 31 March 2021
	INR	INR
(a) Input GST Recoverable	3,00,384	2,55,938
Total	3,00,384	2,55,938



NOTE 9

Other expenses

Particulars	for the year ended 31 March, 2022	for the year ended 31 March, 2021
	INR	INR
Legal & consultancy expenses	10,98,800	13,35,675
ROC Filing	1,500	3,000
GST Written off	2,43,338	-
Remuneration to auditors		
-for audit fees	50,000	50,000
-for taxation and other matters	20,000	20,000
Total	14,13,638	14,08,675



Picard Angst India Private Limited
 Notes forming part of the Financial Statements

9 RELATED PARTY DISCLOSURES

i Related party relationships:

Description of Relationship	Name of the Party
Holding Company	Picard Angst Holding AG, Switzerland
Associate Entities	Maurice Picard Holding AG, Switzerland
Key management personnel	Maurice Charles Picard

Notes:

- a The related party relationships have been determined on the basis of the requirements of the Accounting Standard (AS) - 18 'Related Party Disclosures' and has been further identified by the management, the same have been relied upon by the auditors.
- b The relationships as mentioned above pertain to those related parties with whom transactions have taken place during the Period, except where control exist, in which case the relationships have been mentioned irrespective of transactions with the related party.

ii Transactions with related parties:

Details of related party transactions are as follows:

Name of the related party	Nature of Transaction	for the year ended 31	for the year ended 31
		March, 2022	March, 2021
		INR	INR
Picard Angst Holding AG, Switzerland	Issuance of Equity Share capital	-	-
Maurice Picard Holding AG, Switzerland	Issuance of Equity Share capital	-	-

10 EARNINGS/(LOSS) PER SHARE:

Particulars	for the year ended 31	for the year ended 31
	March, 2022	March, 2021
INR	INR	INR
Profit / (loss) as per statement of profit and loss	(14,13,638)	(14,08,675)
Weighted average number of equity shares outstanding during the Period (No.)	7,00,000	7,00,000
Basic and diluted earnings per share (INR)	(2.02)	(2.01)
Nominal value of share (INR)	10	10

11 Any other information required to be given in pursuant to Schedule III of the Companies Act, 2013 is NIL/Not applicable.



Picard Angst India Private Limited

Trial Balance

1-Apr-2021 to 31-Mar-2022

Particulars	Picard Angst India Private Limited		
	1-Apr-2021 to 31-Mar-2022		Closing Balance
	Opening Balance	Transactions	
Capital Account	7000000.00 Cr		7000000.00 Cr
Share Capital	7000000.00 Cr		7000000.00 Cr
Current Liabilities	2180813.00 Cr	3088478.00	1958084.00
Provisions	500000.00 Cr	500000.00	63000.00
Provision for Auditor's Remuneration	70000.00 Cr	70000.00	63000.00
Provision for Legal & Professional Expenses	430000.00 Cr	430000	
Sundry Creditors	1572422.00 Cr	2402912.00	1728204.00
INDE Corporate Services Pvt Ltd	1496822.00 Cr	2327312.00	1652604.00
Sunil Kulshreshtha & Associates	75600.00 Cr	75600.00	75600.00
Withholding Tax Payable	108391.00 Cr	185566.00	166880.00
Current Assets	7253554.00 Dr	287784.00	2831816.00
Bank Accounts	6997616.00 Dr		2588478.00
Input GST recoverable	255938.00 Dr	287784.00	243338.00
Indirect Expenses		1413638.00	1413638.00 Dr
GST Written Off		243338.00	243338.00 Dr
Legal & Consultancy expenses		1098800.00	1098800.00 Dr
Remuneration to Auditors-Audit Fees		50000.00	50000.00 Dr
Remuneration to Auditors-Taxation and Other Matters		20000.00	20000.00 Dr
ROC Filing Fees		1500.00	1500.00 Dr
Profit & Loss A/c	1927259.00 Dr		1927259.00 Dr
Grand Total		4789900.00	4789900.00

