#### INDEPENDENT AUDITOR'S REPORT

To the Members of **SOUTH INDIA HOUSE ESTATES AND PROPERTIES LTD** 

### Report on the Audit of the Ind AS Financial Statements

### **Opinion**

We have audited the Ind AS financial statements of **SOUTH INDIA HOUSE ESTATES AND PROPERTIES LTD** ("the Company"), which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, the loss and total comprehensive income, and changes in equity and its cash flows for the year ended on that date.

## **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Information Other than the Ind AS Financial Statements and Auditors' Report Thereon

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

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other

information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Management's Responsibility for the Ind AS Financial Statements

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 Ind AS 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, read with the rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. 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 implementation and maintenance of 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 Ind AS financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS 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.

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

## Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not

detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit
  procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies
  Act, 2013, we are also responsible for expressing our opinion on whether the Company has
  adequate internal financial controls system in place and the operating effectiveness of such
  controls.
- 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Ind AS financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Ind AS financial statements.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

- 1. As required by 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 Act (here in after referred to as the "Order"), we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable
- 2. As required by Section 143(3) of the Act, we report that:
- (a) We have sought and obtained all the information and explanations which to the best of our

- knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of accounts.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- (e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- (g) With respect to the matter to be included in the Auditors' Report under section 197(16) of the Act as amended:
  - In our opinion and to the best of our information and according to the explanations given to us, no managerial remuneration has been paid by the Company to its directors during the year.
- (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, in our opinion and to the best of our information and according to the explanations given to us:
  - The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements –Note 25 to the Ind AS financial statements;
  - 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 that were required to be transferred, to the Investor Education and Protection Fund by the Company.
  - iv. (a) Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(is), including foreign entities ("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. (Refer Note 26(c)(4))

- **(b)** Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("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 (**Refer Note 26(c)(5)**, and
- (c) Based on the audit procedures adopted by us, nothing has come to our notice that has caused us to believe that the representations made by the Management under sub clause (a) and (b) above, contain any material misstatement.
- v. The Company has not declared dividend during the year.

For SRSV & Associates Chartered Accountants F.R.No. 015041S

Place: Chennai

Dated: 24<sup>th</sup> May, 2022

V. Rajeswaran Partner Membership .No. 020881 UDIN No. :

## Annexure A to the Independent Auditor's Report

Referred to in Paragraph 1 of Report on Other Legal and Regulatory Requirements of our Report of even date

- i.
  In respect of the Property, Plant & Equipment:
- (a) (A) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.
- (B) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the company does not have intangible assets.
- (b) The Company has a regular program of physical verification of its Property, Plant & Equipment by which Property, Plant & Equipment are verified in a phased periodical manner designed to cover all the items over a period of three years. In accordance with this program, certain Property, Plant & Equipment were verified during the year and no discrepancies were noticed on such verification. In our opinion this periodicity of physical verification is reasonable having regard to the size of the Company and nature of its assets.
- (c) According to the information and explanations given to us, and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company.
- (d) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Accordingly, clause (i)(d) of Para 3 of the Order is not applicable.
- (e) Based on the information and explanations furnished to us, no proceedings have been initiated on or are pending against the Company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended in 2016) (formerly the Benami Transactions (Prohibition) Act, 1988 (45 of 1988)) and Rules made thereunder, and therefore the question of our commenting on whether the Company has appropriately disclosed the details in its financial statements does not arise.
- ii. (a) The Company does not have any inventory and therefore reporting under clause ii(a) of the Order is not applicable.

(b) According to the records of the Company and information and explanations given to us, the Company has not been sanctioned working capital limits in excess of Rs. Five crores, in aggregate from banks or financial institutions on the basis of security of current assets during the year. Hence this clause is not applicable

#### iii.

- According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- iv. According to the information and explanations given to us and on the basis of our examination of the records, the Company has not given any loans, or provided any guarantee or security as specified under section 185 and 186 of the Companies Act, 2013, hence reporting under clause (iv) of the Order are not applicable
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits from the public within the meaning of Sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder, and hence reporting under clause (v) of the Order are not applicable
- vi. In our opinion and according to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Companies Act, 2013 for any of the products/services manufactured/rendered by the Company.
  - vii) In respect of statutory dues:
- a) According to the records of the Company and information and explanations given to us, the Company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, wealth tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues with the appropriate authorities. There are no undisputed statutory dues outstanding for more than six months.
- b) As at March 31, 2022 according to the records of the Company, the following are the particulars of the disputed dues on account of sales tax, income tax, customs duty, wealth tax, service tax and cess, which have not been deposited on account of dispute:

S.No	Assessment Year	Nature of Dues	Not Paid (☑ In Lakhs)	Forum where Pending
1	2006-07	Income Tax	25.08	High Court
2	2009-10	Income Tax	34.10	High Court
3	2013-14*	Income Tax	-	-

<sup>\*</sup> The company has applied under the Vivad se Vishwas Scheme, 2020 for the AY 2013-14 and paid tax demand of Rs 150 lakhs during the year.

- ix. Based on our audit procedures and according to the information and explanations given to us by the management, the Company has not availed any loans or borrowings from a financial institution, bank, Government or issued any debentures. Accordingly, reporting under clause (ix) of the Order is not applicable.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the reporting under clause 3(x)(a) of the Order is not applicable to the Company.
  - (b) The Company has not made any preferential allotment or private placement of shares or fully or partially or optionally convertible debentures during the year. Accordingly, the reporting under clause 3(x)(b) of the Order is not applicable to the Company.

xi.

- a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the Company.
- c) During the course of our examination of the books and records of the Company carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.

- xii. In our opinion, the Company is not a Nidhi Company. Accordingly, clause xii (a), xii(b) and xii(c) of Para 3 of the Order are not applicable.
- xiii. In our opinion and according to the information and explanation given to us, all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements, as required by the applicable accounting standards.
- xiv. In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013.
- xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non cash transactions with directors or persons connected with the Directors. Accordingly, clause (xv) of Para 3 of the Order 2020 is not applicable.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under clause 3(xvi)(a) of the Order is not applicable to the Company.
  - (b) The Company has not conducted non-banking financial activities or housing finance activities during the year. Accordingly, the reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.
  - (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
  - (d) Based on the information and explanation provided by the Management of the Company, the Group does not have any CICs, which are part of the Group. We have not, however, separately evaluated whether the information provided by the Management is accurate and complete. Accordingly, the reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.
- xvii.The Company has incurred cash losses in the financial year and in the immediately preceding financial year.

Rs in lakhs

Financial Year	20-21	21-22
Cash losses(lakhs)	22.65	30.9

- xviii. There has been no resignation of the statutory auditors during the year and accordingly the reporting under clause (xviii) of Para 3 of the Order is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios (Also refer Note 26(b)), ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of Balance Sheet as and when they fall due within a period of one year from the Balance Sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the Balance Sheet date will get discharged by the Company as and when they fall due.
- xx. According to the information and explanations given to us and on the basis of our audit procedures, The Corporate Social Responsibility (CSR) contribution under section 135 of the Act is not applicable to the Company. Therefore, the provisions of clause (xx) (a) & (b) of paragraph 3 of the Order are not applicable to the Company.
- xxi. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of Standalone Financial Statements. Accordingly, no comment in respect of the said clause has been included in this report.

For SRSV & Associates Chartered Accountants F.R.No. 015041S

Place: Chennai

Dated: 24<sup>th</sup> May 2022

V. Rajeswaran Partner Membership .No. 020881 UDIN No. :

## Annexure B to the Independent Auditor's Report

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

We have audited the internal financial controls over financial reporting of **M/s SOUTH INDIA HOUSE ESTATES AND PROPERTIES LTD** ("the Company") as of March 31, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

## **Management's Responsibility for Internal Financial Controls**

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

## **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

## **Meaning of Internal Financial Controls Over Financial Reporting**

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

## Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

## **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For SRSV & Associates Chartered Accountants F.R.No. 015041S

Place: Chennai

Dated: 24<sup>th</sup> May 2022

V. Rajeswaran Partner Membership .No. 020881 UDIN No.

# SOUTH INDIA HOUSE ESTATES & PROPERTIES LIMITED

Balance Sheet as at 31st March 2022

(Rs. In lakhs)

Particulars	Note No.	As at 31st	Mar 2022	As at 31s	t Mar 2021
I. ASSETS					
1 Non-current assets  (a) Property,Plant and Equipments (b) Financial Assets (i) Investments (ii) Trade receivables (iii) Loans	2 3 4 5	5410 1838 - -	7248	5414 963 - -	6377
2 Current assets					
<ul> <li>(a) Financial Assets</li> <li>(i) Trade receivables</li> <li>(ii) Cash and cash equivalents</li> <li>(iii) Loans</li> <li>(iv) Other Current Assets</li> </ul>	6 7 8 9	10 6 1 7		11 4 1 4	20
Tot	al		7272		6397
II. EQUITY AND LIABILITIES  1 EQUITY (a) Equity Share Capital	10	1000		1000	
(b) Other Equity  2 LIAIBILITIES Non-current liabilities	11	1365	2365	518	1518
<ul> <li>(a) Borrowings</li> <li>(b) Provisions</li> <li>(c) Other Financial Liabilities</li> <li>(d) Deferred tax liabilities (net)</li> <li>(e) Other non-current liabilities</li> </ul>	12 13 14 15	4661 3 2 11 27	4704	4646 4 3 11 27	4691
3 Current liabilities  (a) Financial Liabilities  (i) Borrowings  (ii) Trade payables  (iii) Other financial liabilities	16 17 18	181 2 1		16 3	
(b) Current Tax Liabilities (Net)	19	19	203	169	188
Tot	al		7272		6397
Note on Financial Statements	1 to 26		L		
		<u>L</u>			

As per our Report of even date

For and on behalf of the Board

For SRSV & ASSOCIATES Chartered Accountants F.R.No.015041S

V.RAJESWARAN Partner M.No.020881

Place : Chennai Date : 24th May 2022 B. NARENDRAN Director R.CHANDRASEKAR Whole Time Director

M.O. AYYAPPAN Chief Financial Officer ANKITA SHARMA S Company Secretary

# SOUTH INDIA HOUSE ESTATES & PROPERTIES LIMITED Profit and loss statement for the period ended 31st March 2022

(Rs.in lakhs)

	Particulars	Note No.	For the period ended 31st Mar 2022	For the period ended 31st Mar 2021
ı.	Revenue from operations		_	-
II.	Other income	20	13	7
III.	Total Revenue (I + II)		13	7
IV.	Expenses:			
	Employee benefit expense	21	-	-
	Depreciation and amortization expense		6	6
	Other expenses	22	36	38
	Total expenses -( IV )		42	44
٧.	Profit before tax		(29)	(37)
VI.	Tax expense:			
	(1) Current tax		-	219
	(2) Deferred tax		-	-
VII.	Profit (Loss) for the year (V-VI)		(29)	(256)
VIII.	Other Comprehensive Income	23		
	A.(i) Item that will not be reclassified to profit or loss		876	640
IX.	Total Comprehensive Income for the period (Comprising Profit			
	(Loss) and other Comprehensive Income for the Period)		847	384
	Notes on Financial Statements	1 to 26		

As per our Report of even date

For and on behalf of the Board

For SRSV & ASSOCIATES Chartered Accountants F.R.No.015041S

V.RAJESWARAN Partner M.No.020881 B NARENDRAN Director R.CHANDRASEKAR Whole Time Director

Place : Chennai Date : 24th May 2022

M.O. AYYAPPAN Chief Financial Officer ANKITA SHARMA S Company Secretary

# SOUTH INDIA HOUSE ESTATES & PROPERTIES LIMITED Statement of Changes in Equity

(Rs. in Lakhs)

**Equity Share Capital** 

Share Capital	As at 31s	t Mar 2022	As at 31st Mar 2021		
	Number	Rs. in lakhs	Number	Rs. in lakhs	
Authorised					
Equity Shares of Rs. 10 each	10,000,000	1,000	10,000,000	1,000	
Issued					
Equity Shares of Rs. 10 each Subscribed & Paid up	10,000,000	1,000	10,000,000	1,000	
Equity Shares of Rs. 10 each fully paid	10,000,000	1,000	10,000,000	1,000	
Total	10,000,000	1,000	10,000,000	1,000	

Number of shares and the amount outstanding at the beginning and at the end of the reporting period

Particulars	Equity	Shares	Preference Shares		
T di tiodidio	Number	Rs in lakhs	Number	Rs in lakhs	
Shares outstanding at the beginning of the year	10,000,000	1,000	NIL	NIL	
Shares Issued during the year					
Shares bought back during the year					
Shares outstanding at the end of the year	10,000,000	1.000	NIL	NIL	

#### Other Equity

PARTICULARS		Reserves	Equity Instruments through Other	Total		
	Capital Reserve	Securities Premium Reserve	Other Reserves (specify nature)	Retained Earnings	Comprehensive Income	
Balance as per 1st April 2020	6	-	-	1840	(1712)	134
Total Comprehensive Income for the year	-	-	-	(256)	640	384
Balance at 31st March 2021	6	-	-	1584	(1072)	518
Total Comprehensive Income for the year	-	-	-	(29)	876	847
Balance at 31st March 2022	6	-	-	1555	(196)	1365

As per our Report of even date

For and on behalf of the Board

For SRSV & ASSOCIATES Chartered Accountants F.R.No.015041S

V.RAJESWARAN Partner M.No.020881 B. NARENDRAN Director R.CHANDRASEKAR Whole Time Director

Place : Chennai Date : 24th May 2022

M.O. AYYAPPAN Chief Financial Officer ANKITA SHARMA S Company Secretary

# South India House Estates and Properties Ltd

### CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH 2022

( Rs. in lakhs)

PARTICULARS	Year e		Year ended			
	31st Mai	rch 2022	31st Ma	rch 2021		
Cash flows from operating activities						
Net Profit (Including OCI)	(00)		(07)			
Profit Before Tax	(29)	(225)	(37)	(0==)		
Other Comprehensive Income	(876)	(905)	(640)	(677)		
Adjustments for:						
Guest House Income	(11)		(5)			
Share of (Profit)/Loss from Partnership Firm	(,		(0)			
Net (Profit)/Loss on sale of Investments						
Other income	(2)		(2)			
Dividend Income	. ,		( )			
Non Cash Item						
Depreciation	6		6			
Fair Valuation of Investments-Quoted	876	869	640	639		
Working capital changes:						
(Increase) / Decrease in trade and other receivables	(6)		8			
Increase / (Decrease) in trade payables	29	23	19	27		
Cash generated from operations		(13)		(11)		
Cash flows from investing activities						
Purchase of property, plant and equipment	,					
Net Profit/(Loss) on sale of Investments	_					
Other Income	2		2			
Guest House Income	11	15		7		
Cash flows from financing activities		-		-		
Not be seen as the control of the seed of				(4)		
Net increase in cash and cash equivalents		2		(4)		
Cash and cash equivalents at beginning of period		4		8		
Cash and cash equivalents at end of period		6		4		

As per our Report of even date

For and on behalf of the Board

For SRSV & ASSOCIATES Chartered Accountants F.R.No.015041S

V.RAJESWARAN Partner M.No.020881 B. NARENDRAN R.CHANDRASEKAR Director Whole Time Director

Place : Chennai M.O. AYYAPPAN ANKITA SHARMA S
Date : 24th May 2022 Chief Financial Officer Company Secretary

2 Property Plant and Equipment (Rs.in lakhs)

		Gross Block			Accumulated Depreciation				Net Block		
Particulars	Balance as at 1st April 2021	Additions	Disposals	Balance as at 31st Mar 2022	Balance as at 1st April 2021	Depreciation for the year	Disposals	Transferred to assets held for sale	Balance as at 31st Mar 2022	Balance as at 31st Mar 2022	Balance as at 31st March 2021
Property,Plant and Equipments											
Land - Free hold	5319	-	-	5319	-	-	-	0	-	5319	5319
Buildings	86	-	-	86	8	1	-	0	9	77	78
Furniture and Fixtures	23	-	-	23	15	4	-	0	19	4	8
Office Equipments	14	2	-	16	5	1	-	0	6	10	9
Total (a)	5442	2	-	5444	28	6	-	0	34	5410	5414
Previous Year	5442	-	-	5442	22	6	-	0	28	5414	

#### 2.1 Reconciliation of the gross and net carrying amounts of each class of assets

2021 - 22 Rs.in Lakhs

SI.NO	PARTICULARS	GROSS BLOCK	ACCUMULATED DEPRECIATION	NET AMOUNT
1	Freehold Land	5319		5319
2	Buildings	86	9	77
3	Furniture&Fixtures	23	19	4
4	Office Equipments	16	6	10
	TOTAL	5444	34	5410

#### Reconciliation of the gross and net carrying amounts of each class of assets

2020 - 21 Rs.in Lakhs

ACCUMULATED SI.NO **PARTICULARS GROSS BLOCK NET AMOUNT** DEPRECIATION Freehold Land 5319 5319 Buildings 86 78 3 Furniture&Fixtures 23 4 Office Equipments 14 TOTAL 5442 28 5414

#### Non- Current Investments

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
(a) Investment in Equity instruments	1838	963
Total	1838	963

3.1

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares	No. of Shares / Units		Partly Paid / Fully paid	Extent of Holding (%)		Fair Value Cost	Fair Value Cost
			2022	2021			2022	2021	2022	2021
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
(a)	Investment in Equity Instruments									
	Southern Petrochemicals Industries Corpn.Ltd	Others	1636900	1636900	Quoted	Fully Paid	0.80	0.80	1172	480
	First Leasing Company of India Ltd	Others	121718	121718	Quoted	Fully Paid	0.53	0.53	-	-
	Synthetics & Chemicals Ltd	Others	1125	1125	Quoted	Fully Paid	-	-	-	
	Birla Power Solutions Ltd	Others	3600	3600	Quoted	Fully Paid	-	-	-	
	Heidelberg Cements India Ltd	Others	700	700	Quoted	Fully Paid	-	-	1	2
	Lakshmi Finance & Ind. Corporation Ltd	Others	900	900	Quoted	Fully Paid	0.03	0.03	-	
	Mercantile Ventures Ltd	Others	3714800	3714800	Quoted	Fully Paid	3.29	3.29	665	481
	South India Travels Pvt Ltd	Others	5000000	5000000	Unquoted	Fully Paid	18.74	18.74	-	-
	Corn Industries & General Enterprises Ltd	Others	79606	79606	Unquoted	Fully Paid	17.08	17.08	-	-
	Sai Business & Consultancy Systems P Ltd	Others	70350	70350	Unquoted	Fully Paid	17.40	17.40	-	.  -
	Sri Balajee Leasing Services Ltd	Others	541	541	Unquoted	Fully Paid	-	-	-	-
	Harrington Investments Ltd	Others	3900	3900	Unquoted	Fully Paid	-	-	-	
	Everest Investments Ltd	Others	10000	10000	Unquoted	Fully Paid	-	-	-	
	Navia Markets Ltd	Others	10000	10000	Unquoted	Fully Paid	-	-	-	
	Mac Packaging Ltd	Others	220012	220012	Unquoted	Fully Paid	-	-	-	
	India Radiators Ltd	Others	47188	47188	Unquoted	Fully Paid	5.24	5.24	-	
	Profad Ltd	Others	100150	100150	Unquoted	Fully Paid	-	-	-	
(b)	Investments in Preference Shares								-	
	South India Travels Pvt Ltd	Others	11175646	11175646	Unquoted	Fully Paid	100.00	100.00	-	
(c)	Investments in Government or Trust securities								<u> </u>	1
	National Savings Certificates (NSC)	Others							-	
(d)	Investments in Partnership Firm								-	1
	South India Investments and Associates (SIIA)	Others							-	
	Total					<del></del>		_	1838	963

<sup>3.2</sup> All Quoted Investments have been fair valued at the prevailing Market price.

<sup>3.3</sup> All Investments are fully paid up.

## (Rs. In lakhs)

4 Trade Receivables- Non current

Particulars	As at 31st Mar 2022	As at 31st Mar 2021			
Trade receivables					
Unsecured, considered good	424	424			
Less: Provision for doubtful receivables	424	424			
Total	-	-			

### 5 Loans -Non Current

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
a. Loans and advances to related parties		
Secured, considered good	-	-
Unsecured, considered good (SIIA PARTNERSHIP)	1025	1025
Less: Provision for doubtful loans and advances	1025	1025
	-	-
b. Other loans and advances		
Unsecured, considered good	1546	1545
Doubtful	1546	1545
Total	-	-

### 6 Trade Receivables -Current

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Trade Receivable		
Unsecured, considered good	10	11
Total	10	11

## 6.1 Trade Receivables ageing schedule 2021-22

(Rs. In lakhs)

					(RS. III lakiis)	
	Outstanding for following periods from due date of payment					
Particulars	Less than 6 Months	6 Months-1 Year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivables-considered good	5.00	2.00	1.00	1.00	1.00	10.00
(ii) Undisputed Trade Receivables-considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables Considered doubtful	-	-	-	,	-	-
TOTAL	5.00	2.00	1.00	1.00	1.00	10.00

# Trade Receivables ageing schedule 2020 - 2021

(Rs. In lakhs)

	Outstanding for following periods from due date of payment					
Particulars	Less than 6 Months	6 Months-1 Year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivables-considered good	6.00	2.00	1.00	1.00	1.00	11.00
(ii) Undisputed Trade Receivables-considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables Considered doubtful	-	-	-	-	-	-
TOTAL	6.00	2.00	1.00	1.00	1.00	11.00

### Cash and Cash Equivalents

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Balances with banks		
Current Accounts	6	4
Total	6	4

Loans

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Security Deposits		
Unsecured, considered good	1	1
Total	1	1

Other Current Assets

Other Current Assets		
Particulars	As at 31st Mar 2022 As at 31st Mar 20	21
Others	1	1
GST Credit Available	6	3
Total	7	4

10 Equity Share Capital

Share Capital	As at 31st	Mar 2022	As at 31st Mar 2021	
<u>onare oupliar</u>	Number	Number Rs in lakhs		Rs. In lakhs
Authorised				
Equity Shares of Rs. 10 each	10,000,000	1,000	10,000,000	1,000
<u>Issued</u>				
Equity Shares of Rs. 10 each	10,000,000	1,000	10,000,000	1,000
Subscribed & Paid up				
Equity Shares of Rs. 10 each fully paid	10,000,000	1,000	10,000,000	1,000
Total	10,000,000	1,000	10,000,000	1,000

Number of shares and the amount outstanding at the beginning and at the end of the reporting period

Particulars	Equity	Shares	Preference Shares	
i di ticulai 3	Number Rs in lakhs		Number	Rs in lakhs
Shares outstanding at the beginning of the year	10,000,000	1,000	NIL	NIL
Shares Issued during the year				
Shares bought back during the year				
Shares outstanding at the end of the year	10,000,000	1,000	NIL	NIL

#### 10.1 Disclosure of Shareholding of Promoters

Shares held by promoters at the end of the year				
Promoter name	No. of Shares**	%of total shares**		
Sicagen India Limited*	10,000,000	100%	0%	
Total				
	Promoter name	Promoter name No. of Shares** Sicagen India Limited* 10,000,000	Promoter name No. of Shares** %of total shares**  Sicagen India Limited* 10,000,000 100%	

<sup>\*\*</sup> Details shall be given separately for each class of shares

#### 11 Other Equity

PARTICULARS	As at 31st Mar 2022	As at 31st Mar 2021
Capital Reserve Retained earnings Other Reserves	6 1556 (197)	6 1584 (1072)
	1365	518

12 Borrowings - Non - Current

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Long Term Borrowings Loans and advances from related parties Due to Holding Company	4661	4646
Total	4661	4646

<sup>\*\*\*</sup> percentage change shall be computed with respect to the number at the beginning of the year or if issued during the year for the first time then with respect to the date of issue."

13	Provisions - Non current		(Rs. In lakhs)
	Particulars	As at 31st Mar 2022	As at 31st Mar 2021
	Provision for Loans and Advances	3	4
	Total	3	4

#### 14 Other Financial Liabilities- Non- Current Liabilities

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Other Payables Advance from Customers	2	3
Total	2	3

### 15 Other non-current liabilities

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Others	27	27
Total	27	27

16 Borrowings - Current

Borrowings - Current		
Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Long Term Borrowings		
Loans and advances from related parties		
Due to Holding Company	181	16
Total	181	16

17 Trade payables - Current

Trade payables - Current		
Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Trade Payables	2	3
Total	2	3

## 17.1 Trade Payables ageing schedule 2021 - 2022

(Rs. In lakhs)

	(No. III lakilo)					
Outstanding for following period			owing periods from du	s from due date of payment		
Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
(i) MSME	-	-	-	-	-	
(ii) Others	2	-	-	-	2	
(iii) Disputed dues-MSME	-	-	-	-	-	
(iii) Disputed dues-Others	-	-	-	-	-	
TOTAL	2	-	-	-	2	

# Trade Payables ageing schedule 2020 -2021

(Rs. In lakhs)

I

		(RS. III lakins)				
		Outstanding for following periods from due date of payment				
Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
(i) MSME	-	-	-	-	-	
(ii) Others	3	-	-	-	3	
(iii) Disputed dues-MSME	-	-	-	-	-	
(iii) Disputed dues-Others	-	-	-	-	-	
TOTAL	3	-	-	-	3	

18 Other financial Liabilities

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Liability for Expense	1	-
Statutory Remittances	-	-
Total	1	-

#### 19 Current Tax Liabilities

Particulars	As at 31st Mar 2022	As at 31st Mar 2021
Provision for Tax Less:	198	416
Advance Income tax -unsecured considered good	179	247
Total	19	169

20 Other Income

Particulars		For the period ended 31st	
Faiticulais	31st Mar 2022	Mar 2021	
Other non-operating income	13	7	
Total	13	7	

#### 21 Employee benefit expense

Particulars	For the period ended 31st Mar 2022	For the period ended 31st Mar 2021	
Salaries, Wages and Bonus	-	-	
Total	-	-	

#### 22 Other Expenses

Particulars	For the period ended 31st Mar 2022	For the period ended 31st Mar 2021
Rent	-	-
Rates & Taxes	-	1
Insurance	1	1
Repairs & maintenance - Others	22	14
Audit Fees	1	1
Legal & Professional Fees	-	1
Security Service Charges (Kanadukathan Bunglow)	12	12
Miscellaneous Expenses	-	-
Share of loss from Guest House	-	8
Total	36	38

#### 22.1 Payment to Auditor

Particulars	For the period ended 31st Mar 2022	For the period ended 31st Mar 2021
Statutory Audit Fee	1	1
Total	1	1

#### 23 Other Comprehensive Income

Particulars	For the period ended 31st Mar 2022	For the period ended 31st Mar 2021
Equity Instruments through other comprehensive Income	876	640
Total	876	640

#### 24 Related Party Transaction

#### a. List of related parties where control exists

 Name of the Related Party
 Relationship

 Sicagen India Ltd
 Holding Company

 South India Investments & Associates
 50% Partnership

b. The following transactions were carried out with the related parties during the year 2021- 22

(Rs. In Lakhs)

Transactions for the year ended 31st March 2022	Holding	Company	Partr	ership Firm	KMP	,
Transactions for the year ended 51st March 2022	2022	2021	2022	2021	2022	2021
Share of Profit / (Loss) of firms	-	-	-	(8)	-	-
Payment for Services	-	-	-	-	-	-
Reimbursement of Expenses-Payable	181	15	-	-	-	-

Closing Balance as on 31st March 2022	Holding	Company	Partn	nership Firm	KMP	
Closing Balance as on 31st March 2022	2022	2021	2022	2021	2022	2021
Loans and Advances	-	-	(1)	(4)	-	-
Loan Outstanding	4842	4661	-	-	-	

# **26 ADDITIONAL REGULATIONS**

## (a) Compliance with number of layers of companies

SI.NO	Name of holding company	CIN of holding company	Percentage of shares held by holding company
Layer -1	Sicagen India Limited	L74900TN2004PLC053467	100%

# (b) Details of change in the $\,$ Ratio by more than 25% as compared to the $\,$ preceding year.

S.No	Particulars	% 2021 - 2022	% 2020 - 21
1	Current Ratio,	12%	11%
2	Debt-Equity Ratio,	8%	1%
3	Debt Service Coverage Ratio,	NA	NA
4	Return on Equity Ratio,	-1%	-2%
5	Inventory turnover ratio,	NA	NA
6	Trade Receivables turnover ratio,	NA	NA
7	Trade payables turnover ratio,	NA	NA
8	Net capital turnover ratio,	1%	
9	Net profit ratio,	-223%	-529%
10	Return on Capital employed,	-97%	-2%
11	Return on investment.	-1.58%	-4%

# (c) ADDITIONALS REGULATIONS NOT APPLICABLE

SI.NO	PARTICULARS	REMARKS
	Detailed disclosure regarding title deeds of Immovable Property not held in	
i)	name of the Company.	NA
ii)	Disclosure regarding revaluation & CWIP ageing.	NA
	Loans or Advances granted to promoters, directors, KMPs and the related	
iii)	parties.	NA
	Finds at an and an invested to the aftern because of finds an above	
	Funds 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(s) or entity(is), including foreign entities ("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	
iv)	or the like on behalf of the Ultimate Beneficiaries.	NA
10)	of the like off behalf of the offiliate beneficialies.	NA NA
	Funds received by the Company from any person(s) or entity(ies), including	
	foreign entities ("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	
v)	the Ultimate Beneficiaries	NA
vi)	Details of Benami Property held	NA
	Reconciliation and reasons of material discrepancies, in quarterly	
vii)	statements submitted to bank and books of accounts.	NA
	Disclosure where a company is a declared willful defaulter by any bank or	
viii)	financial Institution	NA
ix)	Relationship with Struck off Companies	NA
x)	Pending registration of charges or satisfaction with Registrar of Companies.	NA
xi)	Compliance with approved Scheme(s) of Arrangements.	NA NA
xii)	Utilisation of Borrowed funds and share premium.	NA NA
A11)	Details of transaction not recorded in the books that has been surrendered	101
xiii)	or disclosed as income in the tax assessments.	NA
xiv)	Disclosure regarding Corporate Social Responsibility	NA
xv)	Details of Crypto Currency or Virtual Currency	NA