KHETAN RAJESH KUMAR & CO.
Chartered Accountants

INDEPENDENT AUDITORS' REPORT

To the Members of **ASTARA PROJECTS PRIVATE LIMITED**
(*formerly known as Dream Housing Project Private Limited*)

Report on the audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **ASTARA PROJECTS PRIVATE LIMITED** (*formerly known as Dream Housing Project Private Limited*) ("the Company"), which comprise the balance sheet as at March 31, 2022, and the Statement of Profit and Loss, the statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").
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 **Companies Act, 2013** ('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, its profit and other comprehensive income 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 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 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 financial statements under the provisions of the Act 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 on the financial statements.

Emphasis of Matter

In accordance with Standard on Audit (SA) 706 "Emphasis of Matter Paragraph", without qualifying our opinion, we draw attention to :

- Note No. 13 to the financial statements regarding recognition of revenue from undergoing projects based on percentage completion method, where the carrying cost of inventory is inclusive of revenue recognised by the company till the end of the reporting period. Further, the percentage of completion stage has been identified on

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the basis of cost incurred on the projects against estimated costs, which are revised and readjusted on yearly basis.

Report on other Information

The Company's management and board of directors are responsible for the preparation of the other information. The other information comprises the information included in the company's Annual Reports 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 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 material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management and those charged with governance for the financial statements

The Company's management and 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, changes in equity 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 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 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.

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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 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 financial statements.

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

- Identify and assess the risks of material misstatement of the 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 the management and board of directors.

- Conclude on the appropriateness of management and board of directors' 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.

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- 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 standalone 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.

Other Matters

Regarding Note No. 11 to the financial statements with respect to sales of investment in equity shares of another entity to the buyer against adjustment of outstanding liability. Transactions have been stated to be made at estimated market value without obtaining any valuation report. In absence of any confirmation with respect to the transactions, this could not be verified.

Report on other legal and regulatory requirements

This report does not include a statement on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2020 issued by the Ministry of corporate affairs, in terms of section 143(11) of the Act, since it is a small company, as defined under section 2(85) of the Act, therefore the said order is not applicable to this company.

(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 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;

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c. The balance sheet, the statement of profit and loss, statement of changes in equity and the cash flow statement dealt with by this report are in agreement with the books of account;

d. In our opinion, the aforesaid 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 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 Auditor's Report under section 197(16), In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under section 197(16) which are required to be commented upon by us.

h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of Companies (Audit and Auditors) Rule, 2014, in our opinion and to the best of our information and according to the explanation given to us:

(i) The Company does not have any pending litigation 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 it's 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(ies), 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;

(iv)(b) The 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; and

(iv) (c) Based on such audit procedures that have been 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 (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis-statement.

(v) No dividend have been declared or paid during the year by the company.

For Khetan Rajesh Kumar & Co.
Chartered Accountants
Firm Registration No. : 010086C

Rajesh Kumar Khetan
Partner
Mem. No. : 059894
UDIN : **22059894ASZGMB9906**

Patna
8th September, 2022

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ASTARA PROJECTS PRIVATE LIMITED

formerly known as "Dream Housing Projects Private Limited"

DIRECTORS REPORT FOR THE FINANCIAL YEAR 2021-22

To,
The Members,

Your directors have pleasure in presenting their 13th Annual Report on the business and operations of the company together with the Audited Statement of Accounts for the year ended 31st March, 2022

Financial Highlights

During the year under review, the company has performed satisfactorily; a brief break up of the same is given as under:

(In Rupees)

Particulars	Year ended 31st March 2022	Year ended 31st March 2021
Total Revenue	₹ 1,96,86,428	₹ 82,50,000
- Revenue from Operation	₹ 1,44,75,251	₹ 82,50,000
- Other Income	₹ 52,11,177	₹ -
Profit before finance charges, Tax, Depreciation/Amortisation	₹ 1,05,42,390	₹ 38,95,195
Less: finance Charges	₹ 40,20,877	₹ 34,63,553
Profit before Tax, Depreciation/Amortization	₹ 65,21,513	₹ 4,31,642
Less: Depreciation	₹ 5,703	₹ 40,897
Net Profit before Taxation	₹ 65,15,811	₹ 3,90,745
Provision for Taxation (Current/Deffered/Earlier Years)	₹ 12,50,444	₹ 1,00,592
Profit/(Loss) after tax	₹ 52,65,367	₹ 2,90,153
Provision for proposed dividend	₹ -	₹ -
Balance of surplus/(deficit) brought forward	₹ 36,01,422	₹ 33,11,269
Transfer to General Reserves/Appropriations	₹ 52,65,367	₹ 2,90,153
Surplus/(Deficit) carried over to balance sheet	₹ 88,66,789	₹ 36,01,422

PERFORMANCE / HIGHLIGHTS OF THE COMPANY

The company is engaged in Construction & real estate activities. In spite of slow down in the real estate sector,We are pleased to inform that your company could earn PBT of Rs.65,15,811 in Current FY 2021-2022 as against Rs.3,90,745 during the previous year FY 2020-2021 and PAT of Rs.52,65,367 during current financial year 2021-2022 as against Rs.2,90,153 during the previous financial year 2020-2021 .Presently real estate is passing through the crisis as buyer are not taking interest in new properties because depressed market condition due to external factors beyond the control of managements. But your Directors expect that by the end of the next fiscal situation will improve.

The company has changed its name from " Dream Housing Projects Private Limited" to "Astara Homes Private Limited" during the current financial year so as to give better representation in the market.

Change in nature of business, if any

There is neither any change nor any diversification from the present nature of business. Your directors do not foresee any such change or diversion in the coming year.

Dividend

Keeping in view the need of working capital and to strengthen liquidity ratios your directors have decided to conserve the resources of the company and therefore regret to declare any dividend during the year.

Amounts Transferred to Reserves

The Board of the company has decided/proposed to carry the entire post tax profit to the surplus account under Reserves & Surplus.

Changes in Share Capital, if any

During the Financial Year 2021-22, no new shares has been issued or allotted out of the authorized capital of the Company, hence no change in the share capital of the Company.

Activities not carried out by the Company during the year therefore no disclosure by the Board required:-

(i) Issue of Equity Shares with Differential Rights : No such equity shares issued with differential rights during the year.

(ii) Issue of Employee Stock Options : No such ESOPs were issued during the year.

(iii) Issue of Sweat Equity Shares : No such Sweat Equity Shares were issued during the year.

EXTRACT OF ANNUAL RETURN

The Extract of Annual Return pursuant to the Section 92 read with Rule 12 of the Companies (Management and administration) Rules,2014 is furnished in Form MGT-9 and is attached to this Report.

Number of Board Meetings

During the Financial Year 2021-22 meetings of the Board of Directors of the company were held 6 (Six) times.

Sl. No.	Date of meeting	Total No. Of Directors on the Date of Meeting	No. Of Directors	% of Attendance
1	20-04-2021	2	2	100.00
2	24-06-2021	2	2	100.00
3	08-09-2021	2	2	100.00
4	30-09-2021	2	2	100.00
5	14-01-2022	2	2	100.00
6	24-03-2022	2	2	100.00

Particulars of Loan, Guarantees and Investments under section 186

The company has given loan to other company, firm or other parties as per section 186 of Companies Act 2013. Refer note 12 of Financial Statement.

Particulars of contracts or Arrangment with related parties

All contracts / arrangement /transactions entered by the company during the financial year with related parties were in the ordinary course of business and on arm's length basis. The particulars of contracts or arrangment with related parties referred to in section 188 (1) of the company act 2013 for the financial year 2021-22 in prescribed format - AOC 2 has been enclosed with the report.

Explanation to Auditor's Remarks

The observations made by Statutory auditors in Auditor's report, when read together with notes to accounts and significant accounting Policies are self explanatory and do not require any furter comment.

Material Changes Affecting the Financial Position of the Company

The Board declares that there are no material changes occuring after the balance sheet date till the date of signing of report which could affect the financial position or the solvency of the company.

Conservation of Energy, Technology, Absorption, Foreign Exchange Earnings and Outgo

The details of Energy, Technology, Absorption, Foreign Exchange Earnings and Outgo are as under:

a) Conservation of Energy:

Steps taken for conservation	NIL
Steps taken for utilizing alternate sources of energy	NIL
Capital investment on energy conservation equipments	NIL

b) Technology Absorption:

Efforts made for technology absorption	NIL
Benefits derived	NIL
Expenditure on Research &Development, if any	NIL

c) Foreign Exchange Earnings/ Outgo:

Earning	NIL
outgo	NIL

Details of Subsidiary, Joint Venture or Associates

The Company is neither subsidiary, joint veturer or associate of any company nor have any Subsidiaries, joint venture or associate during the year under review.

Risk Management Policy

The Board affirms and discloses to the members that it has put in place proper risk management framework across the company, which is overseen and monitored by the Board on regular basis. The Company manages monitors and reports on the principal risks and uncertainties that can impact its ability to achieve its strategic objectives.

The key Risk management practices include those related to identifying key risks to our business objectives, impact assessment, risk analysis, risk evaluation, risk reporting and disclosures, risk mitigation and monitoring, and integration with strategy and business planning.

On the basis of above exercise, The Board confirms that there are no risk factors identified in the near-term, medium-term and long-term, which threaten the existence of the Company apart from general market competition.

Directors and Key Managerial Personnel

As per the provisions of section 203 of the Company Act, 2013 read with the Rules 8 of the Company (Appointment & Remuneration of Managerial Personnel) Rules, 2014 Company is not required to appoint Key Managerial Personnel.

There is no change in any key managerial persons of the company during the year and none of the directors is disqualified under section 164 of the Company Act, 2013.

Details of significant & material orders passed by the regulators or courts or tribunal

There are no significant and material orders passed by the Regulators or Courts or Tribunals which would impact the going concern status and the Company's future operations.

Statement in Respect of Adequacy of Internal Financial Control with Reference to the Financial Statements

Subject to certain inherent limitations of Internal Control, it is reasonably assured that the audited financial statements are reliable and exhibit a true and fair view of the state of affairs of the Company. We also accept the responsibility for establishing and maintaining internal controls for financial reporting to the extent feasible.

Deposits

The Company has not accepted any Deposits and as such, no amount on account of principal or interest on deposit was outstanding as on the Balance Sheet date.

This being a Private Limited Company not fulfilling the required criteria, Company disclosures in this regard to the following in the Board's Report are not applicable:-

(i) Receipt of any commission by MD/WTD/from a Company or for receipt of commission/remuneration from its Holidng or Subsidiary

(ii) Secretarial Audit Report

(iii) Corporate Social Responsibility (CSR) Policy

(iv) Audit Committee

(v) Statement Indicating the Manner in which Formal Annual Evaluation has been made by the Board of its own Performance, its Directors, and that of its Committees

(vi) Nomination & Remuneration Committee Policy

(vii) Declaration by Independent Director

(viii) Disclosure on Establishment of a Vigil Mechanism : Not Applicable

(ix) Corporate Governance

(x) Managerial remuneration

(xi) Disclosures under Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013

(xii) Fraud Reporting (Required by Companies Amendment Bill, 2014)

(xii) Cost Auditors

Re-appointment of Independent Auditor

M/s. Khetan Rajesh Kumar & Co., Chartered Accountants, Patna having FRN 010086C were reappointed as Statutory Auditors of your Company for a term of five years from the conclusion of the 11th Annual General Meeting held on 30th December 2020 till the conclusion of the 16th Annual General Meeting. A written consent from them has been received along with a certificate that their appointment if made, shall be in accordance with the prescribed conditions and the said Auditors satisfy the criteria provided in Section 141 of the Companies Act, 2013.

Directors Responsibility Statement

In accordance with the provisions of Section 134(5) of the Companies Act 2013, your directors confirm that:

a) in the preparation of the annual accounts for the financial year ended 31st March, 2021, the applicable accounting standards had been followed along with proper explanation relating to material departures;

b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2021 and of the profit /loss of the Company for that period;

c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

d) the directors had prepared the annual accounts on a going concern basis;

e) the directors, had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively; and

f) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Related Party Transactions

All related party transactions entered by the company during the year were in ordinary course of business and were in arm's length basis. All such transactions were placed before the board, whereever required, prior to its taking place to keep the interest of the company protected and maintain complete transparency in this regard.

Disclosures under Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013.

The company has policy to encourage women by creating equal opportunity at the work place and sound working environment without any gender discrimination or any other form of sexual harassment.

As required under Section 21 and 22 of the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013, the report on no. of cases filed and their disposal are as under :

Number of cases pending at the beginning of the year	NIL
Number of complaints filed during the year	NIL
Number of complaints redressed and disposed during the year	NIL
Number of cases pending at the end of the year	NIL

Acknowledgment

The Directors express their sincere appreciation to the valued shareholders, auditors, bankers , Government Authorities and customers/vendors during the year under review. Your directors further express their sincere thanks to all employees, workers and officers of the company for their support.

Place: Patna
Date: 08-09-2022

For and on behalf of the Board of Directors

Sd/-
RAJESH KUMAR SIKARIA
CHAIRMAN
DIN:00948627