



ART NIRMAN LIMITED

**ANNUAL
REPORT
2020-21**

*Committed for giving Value for
Money by timely execution of projects
while maintaining committed
standard.*

CONTENTS

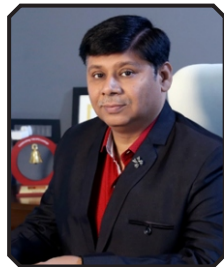
Corporate Information	1
Letter to Stakeholders	3
Notice for the AGM	5
Board' Report along with Annexures	19
Secretarial Audit Report	33
Independent Auditor's Report on Standalone Financial Statements	45
Standalone Financial Statements	54
Attendance Sheet and Proxy Form	75
Route Map	79

Disclaimer

In this Annual Report some of the information disclosed may appear forward looking in nature. However, the same is given to enable investors to comprehend our prospects and take informed investment decisions. This report and other statements - written and oral - that we periodically make contain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipates', 'estimates', 'expects', 'projects', 'intends', 'plans', 'believes', and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward looking statements will be realised, although we believe we have been prudent in assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

CORPORATE INFORMATION :

Board of Directors & KMP



Ashokkumar Thakker
Chairman & Managing Director



Dharmishtaben Thakkar
Woman Non-Executive Director



Piyushkumar Thakkar
Executive Director



Krunal Mistry
**Independent
Non-Executive Director**



Hemang Shah
**Independent
Non-Executive Director**



Chintan Bhatt
**Additional Independent
Non-Executive Director**



Chetankumar Modi
Chief Financial Officer



Yesha Shah
**Company Secretary
& Compliance Officer**

Statutory Auditor

Arpan Shah & Associates
Chartered Accountants

Audit Committee

Krunal Mistry
Chairman
Hemang Shah
Member
Ashokkumar Thakker
Member

Nomination Remuneration Committee

Krunal Mistry
Chairman
Hemang Shah
Member
Dharmishthaben Thakkar
Member

Registered Office**Art Nirman Limited**

410, JBR Arcade, Science City Road,
Sola, Ahmedabad – 380060, Gujarat, India
Email id: cs@artnirman.com
Website: www.artnirman.com
CIN: L45200GJ2011PLC064107

Site Office:

1. Club Babyloan, Survey No. 223/5
Sub Plot B, S.P. Ring Road,
Nr. Bhadaj Circle, At Bhadaj,
Ahmedabad-380060, Gujarat, India.
2. Shree Vishnudhara Garden
B/H Eulogia Hotel, Off S.G. Highway,
Gota- Jagatpur, Ahmedabad – 382470,
Gujarat, India.

Secretarial Auditor

Yash Mehta & Associates
Company Secretary

Stakeholder Relationship committee

Krunal Mistry
Chairman
Hemang Shah
Member
Ashokkumar Thakker
Member

Registrar and Share Transfer Agent**Link Intime India Private Limited**

C-13, Kantilal Maganlal Industrial Estate,
Pannalal Silk Mills Compound, L.B.S. Marg,
Bhandup (West), Mumbai- 400078.
Tel No.: 022 49186200
Fax No.: 022 49186195
Email : rnt.helpdesk@linkintime.co.in

Construction Site:

Club Babylon, Bhadaj, Ahmedabad, Gujarat.
JV Industrial Estate, Aslali, Ahmedabad, Gujarat

Bankers/ Lenders

Aditya Birla Finance Limited

From the desk of CMD



Dear Stakeholders,

Whole world facing the problems of COVID 19 disease. The people of India and many other part of the world facing second or even third way while I write this letter.

I'd like to take this opportunity to convey our deepest condolences to those who have lost loved ones. I am confident that we will eventually get it under control but till then I request all to stay safe, get vaccinated and follow protocols decided by the government.

To inspire people and to provide job opportunities and other benefits to small businesses the government of India launched concept of "*Atmanirbhar*". It is transformational and correct steps in our nation's journey.

The COVID-19 pandemic has demonstrated, to most nations across the world, that free market economies cannot be at the cost of self-reliance. We must believe in our own capabilities and must be able to depend on it for economic construction, especially in times of crisis. Therefore, the five pillars of Atmanirbhar Bharat- Economy, Infrastructure, system, Vibrant Demography, and Demand - are a necessity to ensure our economy builds the intrinsic robustness to manage disruptive black swan events like COVID-19. The definition of a free-market economy will undergo a change in a post- COVID-19 world and we must unhesitatingly write our own definition. After all, not only is India the world's largest democracy but it is also the world's most unique and boldest experiment with democracy. There cannot be a better time for us to commence the journey towards true self-market reliance (Atmanirbhar) for accelerating the building of our nation in the post-19 world.

Organization Performance:

Company's first priority has been to ensure the complete safety of our employees and construction workers at our sites. Many labourers continued to stay at our construction sites during the renewed restrictions and we provided them assurance, and sanitised living conditions. Currently company follow all the precautions which is mandatory to safeguard against the COVID19.

In 2020-21 will also difficult for company as COVID19 impact is everywhere in India. Still company has completed its "Vshnudhara Garden project". And till the date almost 85% units are sold by the company out of the total Residentials and Commercial units. The total revenue of the company has also increased by 36.91% compare to last year. construction work of the club is also running very good. So as compare to last year performance of the company is increased. Also the company is planning to come up with new residential and/or commercial project in the current fiscal which will help the company in continuing the momentum.

Lastly, I extend my sincere thanks on behalf of the board of directors to all the stakeholders of the company for their continued trust reposed in the management of the company and thereby being a part of the growth path of the company.

Sincerely yours,

Sd/-

Ashokkumar Thakker
Chairman & Managing Director

Place: Ahmedabad

Date:02.09.2021

Notice

Notice is hereby given that 10th Annual General Meeting of members of Art Nirman Limited will be held on Saturday, 25th September 2021 at Club Babylon, S P Road, Nr. Science City Circle, Bhadaj, Ahmedabad 380060, Gujarat, India at 11:00 a.m. to transact the following businesses:

ORDINARY BUSINESS:

01. Adoption of Audited Financial Statements:

To consider and if thought fit, to pass, with or without modification the following resolution as an **Ordinary Resolution**:

To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended on 31st March 2021, including Audited Balance Sheet as at 31st March 2021, the statement of Profit and Loss Account and the cash flow statement for the year ended on 31st March, 2021 along with the reports of Auditors and Directors thereon.

02. Re-appointment of Directors Retiring by Rotation:

To appoint a Director in place of Mr. Piyushkumar Thakkar (DIN: 07555460), who, retires by rotation and being eligible offers, himself for re-appointment and in this regard, pass the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT, pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Piyushkumar Thakkar (DIN: 07555460), who retires by rotation at this meeting and being eligible has offered himself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation.”

SPECIAL BUSINESS:

03. Approval of loans, investments, guarantee or security u/s 185 of Companies Act, 2013:

To Consider and, if thought fit, to pass the following resolution, with or without Modifications as a **“Special Resolution”**.

“RESOLVED THAT, pursuant to Section 185 and all other applicable provisions of the Companies Act, 2013 and Rules made thereunder as amended from time to time, the consent of the members of the Company be and is hereby accorded to authorize the Board of Directors of the Company (here in after referred to as the Board, which term shall be deemed to include, unless the context otherwise required, any committee of the Board or any director or officer(s) authorised by the Board to exercise the powers conferred on the Board under this resolution) to advance any loan including any loan represented by a book debt, or give any guarantee or provide any security in connection with any loan taken by any entity which is a subsidiary or associate or joint venture of the company, (in which any director is deemed to be interested) or to Managing Director or Whole time director of the company upto an aggregate sum of INR 300 Crores (Rupees Three Hundred Crores Only) in their absolute discretion deem beneficial and in the interest of the Company, provided that such loans are utilized by the borrowing company for its principal business activities.

“RESOLVED FURTHER THAT, for the purpose of giving effect to this resolution the Board of Directors of the Company be and are hereby authorised to do all acts, deeds and things in their absolute discretion that may be considered necessary, proper and expedient or incidental for the purpose of giving effect to this resolution in the interest of the Company.”

04. Approval of Members for increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to Persons / Bodies Corporate u/s 186 of the Companies Act,2013.

To Consider and, if thought fit, to pass the following resolution, with or without Modifications as a **“Special Resolution”**.

“RESOLVED THAT, pursuant to the provisions of Section 186 of the Companies Act, 2013 (“the Act”) read with the Companies (Meetings of Board and its Powers) Rules, 2014 and other applicable provisions, if any, of the Act (including any modification or re-enactment thereof for the time being in force) and subject to such approvals, consents, sanctions and permissions as may be necessary, consent of the Members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as “the Board”, which term shall be deemed to include, unless the context otherwise requires, any committee of the Board or any officer(s) authorized by the Board to exercise the powers conferred on the Board under this resolution), to (i) give any loan to any person or other body corporate; (ii) give any guarantee or provide any security in connection with a loan to any other body corporate or person and (iii) acquire by way of subscription, purchase or otherwise, the securities of any other body corporate, as they may in their absolute discretion deem beneficial and in the interest of the Company, subject however that the aggregate of the loans and investments so far made in and the amount for which guarantees or securities have so far been provided to all persons or bodies corporate along with the additional investments, loans, guarantees or securities proposed to be made or given or provided by the Company, from time to time, in future, shall not exceed a sum of INR 300 Crores (Rupees Three Hundred Crores only) over and above the limit prescribed u/s 186 of the Companies Act,2013.

“RESOLVED FURTHER THAT, the Board of Directors be and is hereby authorized to take all such steps as may be necessary, proper and expedient to give effect to this Resolution.”

05. Regularization of Mr. Chintan Bhatt (DIN: 09289074) as an Independent Non-Executive Director of the Company.

To consider and if thought fit, to pass with or without modification(s), the following resolution as an **Ordinary Resolution:**

“RESOLVED THAT, pursuant to the provisions of Articles of Association Sections 149, 150, 152, 197 read with Schedule IV & V and other applicable provisions of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or enactment thereof for the time being in force), and Regulation 17 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 that Mr. Chintan Bhatt (DIN: 09289074) who was appointed as an Additional Director in the capacity of Independent Non-Executive Director of the Company by the Board of Directors effective 26th August, 2021 in terms of

Section 161 of the Companies Act, 2013, and whose appointment as an Independent Director is recommended by the Nomination and Remuneration Committee and the Board of Directors of the Company, and in respect of whom the Company has received a notice in writing from a member proposing her candidature for the office of Director pursuant to Section 160 of the Companies Act, 2013, be and is hereby appointed as an Independent Director of the Company for a period of five years with effect from 25th September, 2021 to 24th September, 2026 and the term shall not be subject to retirement by rotation."

Place: Ahmedabad
Date: 2nd September, 2021
Registered office:
410, JBR Arcade,
Science City Road, Sola,
Ahmedabad 380060, Gujarat, India.
CIN: L45200GJ2011PLC064107

By order of the Board
For Art Nirman Limited

Sd/-
Yesha Yatishbhai Shah
Company Secretary & Compliance
Officer

NOTES:

1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of him/herself and the proxy need not be the member of the company. A person can act as proxy on behalf members not exceeding 50 (fifty) and holding in aggregate not more than 10% (ten per cent) of share capital of the Company. However a member holding more than 10% (ten per cent) of share capital in company may appoint a single person as proxy and in such case proxy shall not act as proxy for any other member.

2. A form of proxy is herewith attached. The proxies in order to be effective must be submitted at the registered office of the company not less than 48 hours before the commencement of the meeting duly signed by the member.

Proxies submitted on behalf of the Companies, Societies etc. must be supported by an appropriate resolution/ authority, as applicable. Members/ proxies/ authorized representative are requested to bring the attendance slip sent herewith, duly filled in for attending the meeting.

3. In case of joint holders, only a 1st Joint holder will be permitted to vote.

4. The Register of Members and Share Transfer Register of the company will remain closed from September 19, 2021 to September 25, 2021 (both days inclusive) for Annual General Meeting for Financial Year 2020-21.

5. The Statement pursuant to section 102 of Companies act 2013 and /or Regulation 36(3) of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2016 with regard to Explanatory Statement is herewith annexed to this notice.

6. Members are requested to inform the company of any change in their addresses immediately so as to enable the Company for any further communication at their correct addresses.

7. The Companies Act provides nomination facility to the members. As a member of the Company you have an option to nominate any person as your nominee to whom you shares shall vest in case of unfortunate event of death. It is advisable to avail this facility especially by the members holding shares on single name. This nomination would avoid process of acquiring rights in shares through transmission. In case of joint holders, nomination shall be effective only on death of the all the joint holders. If the shares are held in Dematerialized form, the nomination form needs to be forwarded to your Depository Participant.

8. Trading in Equity Shares of the Company is compulsorily in Dematerialized mode by all the investors.

9. Members seeking any information or clarification on the accounts are requested to send written queries to the Company; at least 10 days before the meeting to enable the management keeps the required information available at meeting.

10. Annual Report for the financial year 2020-21 of the company has been uploaded on website of the Company i.e. www.artnirman.com.

11. All documents referred to in the accompanying notice and the explanatory statement shall be open for inspection at the registered office of the Company during the normal business hours up to the date of and during the Annual General Meeting.

12. Electronic copy of the Notice along with Annual Report including remote E Voting instructions, Attendance Slips, Proxy Form is being sent to all the members whose emails id are registered with the Company / Depository Participants for communication purpose. For members who have not registered their email ids, physical copy of notice along with Annual Report including Remote E Voting instructions, Attendance Slips, Proxy Form is sent by permitted mode of dispatch.

13. For protection of environment and to conserve natural resources, members are requested to register their emails, with Company / RTA or Depository Participant to enable company to send communication including Annual Report, notices, circulars etc. electronically.

14. Members holding shares in physical form in multiple folios on the same name and in the same order are requested to consolidate all their folios. For this purpose, application may be submitted to Registrar and Share Transfer Agent of the Company.

15. The members whose name are appear in the Register of Member as on Friday, 27th August, 2021 are eligible for receiving Notice and Annual Report of the 10th Annual General Meeting of the company.

16. Voting rights shall be reckoned on the paid up value of shares registered in the name of the Member / beneficial owner as on the cutoff date i. e. Saturday, 18th September, 2021.

17. In terms of section 108 of Companies Act 2013 read with Companies (Management and Administration) Rules 2014, as amended from time to time and as per Regulation 44 of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, the Company is pleased to provide the remote e voting facility through Central Depository Services Limited (CDSL) to its members holding shares in physical or dematerialized form, as on cutoff date to exercise their right to vote by electronic means on any or all of the business specified in the accompanying notice.

This is to clarify that it is not mandatory for a member to vote using the E voting facility and a member may avail the facility at his / her discretion, subject to compliance with the instruction for Remote E-Voting.

Further in case of Members who are entitled to vote, amongst members present in person at the meeting, but have not exercised right to vote by electronics means, the Chairman of the Company shall allow voting by way of poll in terms of Rule 20(4)(xi) of the said rules for the business specified in the accompanying notice.

It is specifically clarified that members who have exercised their right to vote by remote electronics means, may be allowed to participate in Annual General Meeting but shall not be eligible to vote by way of poll at the meeting as per proviso to Rule 20(4)(vii).

The Information with respect to voting process and other instructions regarding remote e-voting are detailed in note no. 20.

18.Mr. Yash Mehta, Practicing Company Secretary, Ahmedabad (Membership No. 45267) has been appointed as Scrutinizer to scrutinize voting and remote e voting process in fair and transparent manner.

19.The Scrutinizer shall within a period not exceeding 48 hours from the conclusion of the Annual General Meeting make a Consolidated Scrutinizer's Report of the votes cast in favour or against, if any, and submit the same to the Chairman of the meeting or a person so authorized by him in writing, who shall countersign the same.

20.The results shall be declared forthwith by the Chairman or a person so authorized by him in writing on receipt of report from the Scrutinizer. The Results declared along with Scrutinizer's Report shall be placed on the Company's website www.artnirman.com and on the website of CDSL.

21.The resolutions shall be deemed to be passed on the date of the Annual General Meeting, subject to the same being passed with requisite majority.

22.Voting process and other instructions regarding Remote E Voting:

PROCEDURE FOR REMOTE E-VOTING:

1) Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM/EGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the EGM/AGM will be provided by CDSL.

2) The e-voting period shall commence at 09:00 a.m. on 22nd September 2021 and end at 05:00 p.m. on 24th August, 2021. During this period, Members of the Company, holding shares either in physical or dematerialised form, as on the cut-off date i.e. 18th September 2021, may cast their vote electronically. The e-voting module shall be disabled by Central Depository Services (India) Ltd (CDSL) for voting thereafter. Once the vote on a resolution is cast by the Member, the Member shall not be allowed to change it subsequently or cast the vote again.

STEPS to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode** is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL	<p>1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or visit www.cdslindia.com and click on Login icon and select New System Myeasi.</p> <p>2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the e-voting is in progress as per the information provided by company. On clicking the e-voting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers i.e. CDSL/NSDL/KARVY/LINKINTIME, so that the user can visit the e-Voting service providers' website directly.</p> <p>3) If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration</p> <p>4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the e-voting is in progress and also able to directly access the system of all e-Voting Service Providers.</p>
Individual Shareholders holding securities in demat mode with NSDL	<p>1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.</p>

2) If the user is not registered for IDeAS e-Services, option to register is available at <https://eservices.nsdl.com>. Select “Register Online for IDeAS “Portal or click at <https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp>

3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Individual Shareholders (holding securities in demat mode) login through their **Depository Participants**

You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click one Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022- 23058738 and 22-23058542-43.
Individual Shareholders holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30

(i) Login method for e-Voting and joining virtual meeting for **shareholders other than individual shareholders holding in Demat form & physical shareholders.**

- 1) The shareholders should log on to the e-voting website www.evotingindia.com.
- 2) Click on **"Shareholders"** module.
- 3) Now enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
- 4) Next enter the Image Verification as displayed and Click on Login.
- 5) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
- 6) If you are a first-time user follow the steps given below:

	For Shareholders holding shares in Demat Form other than individual and Physical Form
PAN	<p>Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders)</p> <p>Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.</p>
Dividend Bank Details OR Date of Birth (DOB)	<p>Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login.</p> <p>If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (v).</p>

(ii) After entering these details appropriately, click on **"SUBMIT"** tab.

(iii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach **'Password Creation'** menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

(iv) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

- (v) Click on the **EVS**N for the relevant **<Company Name>** on which you choose to vote.
- (vi) On the voting page, you will see **“RESOLUTION DESCRIPTION”** and against the same the option **“YES/NO”** for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (vii) Click on the **“RESOLUTIONS FILE LINK”** if you wish to view the entire Resolution details.
- (viii) After selecting the resolution, you have decided to vote on, click on **“SUBMIT”**. A confirmation box will be displayed. If you wish to confirm your vote, click on **“OK”**, else to change your vote, click on **“CANCEL”** and accordingly modify your vote.
- (ix) Once you **“CONFIRM”** your vote on the resolution, you will not be allowed to modify your vote.
- (x) You can also take a print of the votes cast by clicking on **“Click here to print”** option on the Voting page.
- (xi) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on **Forgot Password** & enter the details as prompted by the system.
- (xii) **Facility for Non – Individual Shareholders and Custodians –Remote Voting**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the **“Corporates”** module.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
 - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
 - The list of accounts linked in the login should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
 - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
 - Alternatively Non Individual shareholders are required to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; (designated email address by company), if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.
- (xiii) The Scrutinizer shall after the conclusion of voting, count the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company and shall submit his consolidated scrutinizer’s report of the total votes cast in favor or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.
- (xiv) The Results declared along with the report of the Scrutinizer shall be placed on the website of the Company <https://www.artnirman.com/> and shall intimate the same to the NSE. In case you have any

queries or issues regarding e-voting, you may refer the Frequently Asked Questions (“FAQs”) and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com.

Place: Ahmedabad
Date: 2nd September, 2021
Registered office:
410, JBR Arcade,
Science City Road, Sola,
Ahmedabad 380060,
Gujarat, India.
CIN: L45200GJ2011PLC064107

By order of the Board
For Art Nirman Limited

Yesha Yatishbhai Shah
Company Secretary & Compliance
Officer

Details of director seeking re-appointment at the Annual General Meeting
(Pursuant to the provisions of Regulation 36(3) of SEBI (LODR), 2015 and Secretarial
Standards on General Meetings ("SS-2") issued by Institute of Company Secretaries of India)

Name of the Director	Piyushkumar Chandrakantbhai Thakkar	Chintan Umeshbhai Bhatt
Date of Birth	12/11/1982	18/07/1995
DIN	07555460	09289074
PAN	AEJPT8651B	CLUPB3999Q
Education Qualification	Graduate	Company Secretary, Graduate
Date of Appointment	08/09/2017	26/08/2021
Experience	More than 13 years of experience in Real Estate Sector	More than 3 years of experience in work of company secretary
Nature of expertise in specific functional area	Business Management for Real Estate Company.	In the field of Company Law, SEBI and other basic laws prevailing in India.
Disclosure of relationship between director inter se	Mr. Piyushkumar Thakkar belongs to the promoter group. He is not related to the any existing director as per the Companies Act ,2013	Not Applicable
Names of listed entities in which the person also holds the directorship and the membership of Committees of the board;	Not Applicable	Not Applicable
Remuneration Details (Including setting fees & Commission)	8,40,000/- p.a.	7000/- per meeting – seating fees

Explanatory statement pursuant to section 102 of Companies Act 2013:

Item No.:3: Approval of Loans, Investments, Guarantee or Security Under Section 185 Of Companies Act, 2013:

The Company is expected to render support for the business requirements of other companies in the group, from time to time. However, owing to certain restrictive provisions contained in the Section 185 of the Companies Act, 2013, the Company was unable to extend financial assistance by way of loan, guarantee or security. In the light of amendments notified effective May 7, 2018, inter-alia replacing the provisions Section 185 of Companies Act, 2013, the Company with the approval of members by way of special resolution, would be in a position to provide financial assistance by way of loan to other entities in the group or give guarantee or provide security in respect of loans taken by such entities, for their principal business activities. The members may note that board of directors would carefully evaluate proposals and provide such loan, guarantee or security proposals through deployment of funds out of internal resources / accruals and / or any other appropriate sources, from time to time, only for principal business activities of the entities. Hence, in order to enable the company to advance loan to Managing Director/Whole Time Director/Subsidiaries/ Joint Ventures /associates/ other Companies/ Firms in which Directors are interested directly or indirectly under section 185 of the Companies Act, 2013 requires approval of members by a Special Resolution.

The Board of Directors Recommend the Special Resolution for approval by the members.

Except Ashokumar Thakker, Dharmishthaben Thakkar and Piyushbhai Thakkar None of the Director, KMP and their relatives is in any way concerned or interested financially or otherwise in this resolution except to the extent of their shareholding.

Item No.4: Approval of Members for increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to Persons / Bodies Corporate u/s 186 of the Companies Act,2013.

As per the provisions of Section 186 of the Act read with the Companies (Meetings of Board and its Powers) Rules, 2014, as amended to date, provides that no company is permitted to, directly or indirectly, (a) give any loan to any person or other body corporate; (b) give any guarantee or provide security in connection with a loan to any other body corporate or person; and (c) acquire by way of subscription, purchase or otherwise, the securities of any other body corporate, exceeding sixty percent of its paid-up share capital, free reserves and securities premium account or one hundred per cent of its free reserves and securities premium account, whichever is more. Further, the said Section provides that where the giving of any loan or guarantee or providing any security or the acquisition as provided under Section 186(2) of the Act, exceeds the limits specified therein, prior approval of Members by means of a Special Resolution is required to be passed at a general meeting.

In view of the above and considering the long term business plans of the Company, which requires the Company to make sizeable loans / investments and issue guarantees / securities to persons or bodies

corporate, from time to time, prior approval of the Members is being sought for the same.

The Board of Directors Recommend the Special Resolution for approval by the members.

Except Ashokumar Thakker, Dharmishthaben Thaakar and Piyushbhai Thakkar None of the Director, KMP and their relatives is in any way concerned or interested financially or otherwise in this resolution except to the extent of their shareholding.

Item No:5: Regularization of Mr. Chintan Bhatt (DIN: 09289074) as an Independent Non-Executive Director of the Company.

The Board of Directors of the Company at its meeting held on August 26, 2021, appointed Mr. Chintan Bhatt (DIN: 09289074) as an Additional Independent Non- Executive Director of the Company in the capacity of Independent Director for a term of 5 years with effect from August 26 2021, subject to the approval of the Members of the Company.

In terms of section 160 of the Companies Act, 2013, the Nomination and Remuneration Committee and the Board have recommended the appointment of Mr. Chintan Bhatt (DIN:09289074) as an Additional Independent Non-Executive Director pursuant to the provisions of Sections 149, 152 and 161 of the Companies Act, 2013. The Company has also received a notice from member proposing the candidature of Mr. Chintan Bhatt (DIN: 09289074) to be appointed as an independent Non-Executive Director of the Company.

The Company has received a declaration from Mr. Chintan Bhatt (DIN: 09289074) confirming that he meets the criteria of independence under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the Company has also received Mr. Chintan Bhatt's consent to act as a Director in terms of section 152 of the Companies Act, 2013 and a declaration that he is not disqualified from being appointed as a Director in terms of Section 164 of the Companies Act, 2013.

In the opinion of the Board, Mr. Chintan Bhatt fulfils the conditions specified in the Companies Act, 2013 and rules made there under and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for his appointment as an Independent Director of the Company and he is independent of the management.

Considering Mr. Chintan Bhatt's knowledge and education qualification, the Board of Directors is of the opinion that it would be in the interest of the Company to appoint his as an Independent Non-Executive Director for a period of five years with effect from September 25th, 2021.

Copy of letter of appointment of Mr. Chintan Bhatt setting out the terms and conditions of appointment is being made available for inspection by the members through electronic mode. Additional information including Brief Profile in respect of Mr. Chintan Bhatt, pursuant to Regulation 36 of SEBI (Listing Obligation sand Disclosure Requirements) Regulations, 2015 and the Secretarial Standards on General Meetings (SS-2) is given at Annexure A to this Notice.

Except Mr. Chintan Bhatt, being the appointee, or his relatives, none of the Directors and Key Managerial Personnel of the Company or their relatives are concerned or interested financially or otherwise, in the resolution set out at Item No. 5.

The Board of Directors recommends the resolution in relation to appointment of Mr. Chintan Bhatt as an Independent Non- Executive Director of the Company, as set out in Item No. 5 for approval of the members by way of Ordinary Resolution.

Place: Ahmedabad

Date: 02nd September, 2021

Registered office

410, JBR Arcade,

Science City Road, Sola,

Ahmedabad 380060,

Gujarat, India.

CIN: L45200GJ2011PLC064107

**By order of the Board
For Art Nirman Limited**

**Yesha Yatishbhai Shah
Company Secretary & Compliance Officer**

DIRECTORS' REPORT

Dear Members,

Your Director's take pleasure in presenting the 10th Annual Report of the company along with Audited Financial Statements for the financial year ended on 31st March, 2021. Further, in compliance with the Companies Act, 2013 the company has made all requisite disclosures in the Board Report with the objective of accountability and transparency in its operations and to make you aware about its performance and future perspective. The Board of Directors feels pleasure and is very much thankful to all the stakeholders of the company who have shown their trust and interest in Company.

FINANCIAL PERFORMANCE:

The highlights of financial figures for the year 2020-21 in comparative format are as under:
(Standalone)

Particulars for the year ended	March 31, 2021	March 31, 2020
Total Revenue	85,19,78,000	62,22,98,000
Financial Expense	1,98,82,000	6,47,00,000
Profit Before Depreciation and Tax	73,61,000	1,98,91,000
Less: Depreciation	72,53,000	75,15,000
Profit Before Tax	1,08,000	1,23,76,000
Less: Tax Expense (including deferred tax)	96,000	42,09,000
Profit After Tax	2,04,000	81,66,000
Surplus Brought Forward	4,20,64,000	3,38,97,849
Balance Carried to Balance Sheet	4,22,68,000	4,20,64,000

STATE OF COMPANY'S AFFAIRS:

- During the year under review, your Company has achieved total net sales of INR 8505.69 lakhs and achieved Net Profit After Tax (NP) of INR 2.04 Lakhs.
- The Scheme "Shree Vishnudhara Gardens" 2 & 3 BHK Apartments, showrooms, Shops and offices, Residential and Commercial scheme at Gota, Ahmedabad is completed and almost 80% units are sold.
- The company has made works contract with Art Club Private Limited for construction of "Club Babylon", an upcoming leading Club situated near Village Bhadaj, S.P. Ring Road, Ahmedabad. The construction and development expenses incurred during the year have been shown as Construction work in progress "Club Babylon" for which, Company has generated total revenue of INR 5,74,60,684/- during the financial year 2020-21.

DIVIDEND:

Your Board of Directors feel that it is prudent to plough back the profits of the Company for future growth of the Company and therefore do not recommend any dividend for the year ended March 31, 2021.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND:

Since there was no unpaid/unclaimed dividend, the provision of Section 125 of the Companies Act, 2013 does not apply during the year.

CHANGE IN THE NATURE OF BUSINESS, IF ANY:

During the year, there is no change in the nature of business of the Company.

RESERVES:

During the year under review, the Company has closing balance of 4,22,68,000/- as Reserve and Surplus as on 31.03.2021.

SUBSIDIARY, JOINT VENTURES AND ASSOCIATE COMPANIES

The Company does not have any subsidiary, Joint Ventures or associate company during the year.

CONSOLIDATED FINANCIAL STATEMENTS:

Company doesn't have any subsidiaries and hence company is not required to prepare consolidated financial statement for the F. Y. 2020-21.

PUBLIC DEPOSIT:

The Company has not accepted or renewed any amount falling within the purview of provisions of Section 73 of the Companies Act, 2013 ("the Act") read with the Companies (Acceptance of Deposit) Rules, 2014 during the period under review. Hence, the requirement for furnishing the details of deposits which are not in compliance with Chapter V of the Act is not applicable.

SHARE CAPITAL:

The authorized capital of the company is 25 crores, no change made during the financial year 2020-21.

The paid up capital of the company is INR 24,95,60,000/- .

PARTICULARS OF LOAN, GUARANTEES OR INVESTMENT:

Your company provided loan to the one trust and details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes of financial statement.

PARTICULARS OF RELATED PARTY TRANSACTION:

During the year, Company has entered in to related party transactions at Arm's length price and disclosures in that regard have been made in **Annexure A** in prescribed format AOC-2 and forms part of this report.

There are no contracts entered into by the Company which are "Not at Arm's Length basis" and hence no disclosure in that regard is made.

EXTRACT OF THE ANNUAL RETURN:

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2021 is available on the company's website www.artnirman.com,

DIRECTORS AND KEY MANAGEMENT PERSONNEL:

➤ **Composition of Board:**

The Board of Directors of the Company has an optimum combination of Executive, Non-Executive and Independent Directors in compliance with provisions of Section 149 of Companies Act 2013. As on 31st March 2021, the Board of Company comprises of 6(Six) Directors. The Chairman of the Board is an Executive Director.

➤ **Directors whose term is liable to determination by retirement by rotation:**

In accordance with the provisions of Companies Act 2013 and its Articles of Association, the term of Mr. Piyushkumar Thakkar (DIN: 07555460), being Executive Director, is liable to retire by rotation and being eligible offers himself for reappointment as Director of the Company. Necessary resolution for his reappointment is placed before you for your approval in Annual General Meeting.

➤ **Declaration from Independent Director:**

The Company has received declarations from all Independent Directors of the Company that they continue to meet the criteria of independence as prescribed under Section 149 of the Companies Act 2013 and Regulation 25 of the Listing Regulations. The Independent Directors complied with code of conduct.

Therefore Board is duly composed as per the Companies Act 2013 provisions and SEBI (Listing Obligation and Disclosure Requirements), 2015. There is no change held in the composition of Board of Directors during the Financial Year 2020-21.

BOARD AND COMMITTEE COMPOSITION AND MEETINGS:

➤ **Board Meeting and Composition:**

The Board of Directors met 7 times during the financial year 2020- 2021 in accordance with the provisions of the Companies Act, 2013 and rules made thereunder. The intervening gap between two board meetings was within the period prescribed under the Companies Act, 2013 and as per Secretarial Standard-1. The prescribed quorum was presented for all the Meetings and Directors of the Company actively participated in the meetings and contributed valuable inputs on the matters brought before the Board of Directors from time to time.

7 board meeting are held as under:

☐ 20.07.2020	☐ 09.04.2020
☐ 28.10.2020	☐ 11.11.2020
☐ 12.08.2020	☐ 01.09.2020
☐ 02.04.2021	

Name of Director	Designation	Category	No of Board Meetings entitled to attend during the year.	No of Board Meetings attended during the year
Ashokkumar Thakker	CMD	Promoter	7	7
Piyushkumar Thakkar	ED	Promoter	7	7
Dharmisthaben Thakkar	NED	Promoter	7	7
Krunal Mistry	NED	Independent	7	7
Hemang Shah	NED	Independent	7	5

CMD – Chairman and Managing Director, ED – Executive Director, NED- Non- Executive Director

➤ **Meeting of Independent Directors:**

During the year under review, the Independent Directors duly met on 16th February, 2021 in absence of other non-independent Directors and reviewed the performance of Non-Independent Directors and the Board as a whole, reviewed the performance of Chairperson of the Company, taking into account the views of the other Executive and Non-Executive Directors.

➤ **Committee Meeting and Composition**

The Company has three committees viz; Audit Committee, Nomination and Remuneration Committee, Stakeholders Relationship Committee which has been established as a part of the better corporate governance practices and is in compliance with the requirements of the relevant provisions of applicable laws and statutes.

➤ **Audit Committee:**

The Audit Committee of the Company was originally constituted on 07.09.2016 in compliance with requirements of SEBI (LODR) Regulations 2015 and provisions of Section 177 of the Companies Act, 2013 read with Rule 6 of the Companies (Meetings of the Board and its Powers) Rules, 2014 as amended from time to time. It adheres to the terms of reference which is prepared in compliance with Section 177 of the Companies Act, 2013 and SEBI (LODR) Regulations 2015.

5 (Five) Audit Committee meetings were held during the year 2020-21 at the Registered Office of the Company, respectively on 09.04.2020, 20.07.2020, 12.08.2020, 11.11.2020, and 03.01.2021. The Company Secretary acts as Secretary to the Audit Committee.

Pursuant to provisions of Rule 7 of Companies (Meetings of Board and its Powers) Rules 2014, Vigil Mechanism is being reviewed by the Audit Committee. The provisions of Regulation 22 of SEBI (LODR) Regulations 2015 are not applicable to the Company as securities of the Company are listed on SME platform of Stock Exchange.

The Members of the Committee are:-

ame	Category	Position	Number of meetings entitled to attend	Number of meetings attended
Krunal Mistry	Independent	Chairman	5	5
Ashokkumar Thakker	Promoter	Member	5	5
Hemang Shah	Independent	Member	5	5

Two third of the members of the Committee are Independent Directors and all the members are financially literate. The composition, role, functions and powers of the Audit Committee are in line with the requirements of applicable laws and regulations. The Audit Committee shall oversee financial reporting process and disclosures, review financial statements, internal audit reports, related party transactions, financial and risk management policies, auditors qualifications, compliance with Accounting Standard etc. and oversee compliance with Stock Exchange and requirements concerning financial statements and fixation of legal audit fee as well as payment for other services etc.

➤ **Nomination and Remuneration Committee**

The Nomination and Remuneration Committee was originally constituted on 07.09.2016 in accordance with SEBI (LODR) Regulation 2015 and Section 178 of the Companies Act, 2013 read with Rule 6 of the Companies (Meetings of the Board and its Powers) Rules, 2014 as amended from time to time.

The Board has in accordance with the provisions of sub-section (3) of Section 178 of the Companies Act, 2013, formulated the policy setting out the criteria for determining qualifications, positive attributes, independence of a Director and policy relating to remuneration of Directors, Key managerial Personnel and other employees. The said policy is available on the website of the Company.

2 (Two) meetings of the committee were held during the year 2020-21 at the Registered Office of the Company on 04.09.2020 and 09.01.2021.

the Members of the Committee are as follow:

Name	Category	Position	Number of meetings entitled to attend	No. of meetings attended
Krunal Mistry	Independent	Chairman	2	2

Hemang Shah	Independent	Member	2	2
Dharmisthaben Thakkar	Non-Executive Director	Member	2	2

➤ **Stakeholders Relationship Committee**

The Stakeholders Relationship Committee was originally constituted on 07.09.2016 in compliance with provisions of section 178 of Companies Act 2013 and requirements of Regulation 20 of SEBI (LODR) Regulations 2015. Company Secretary is the Compliance Officer, who acts as the Secretary to the Committee.

4 (Four) meetings were held during the year 2020-21 at the Registered Office of the Company on 13.04.2020, 10.07.2020, 21.10.2020 and 09.01.2021.

The Members of the Committee are as under:

Name	Category	Position	Number of meetings entitled to attend	Number of meetings attended
Krunal Mistry	Independent	Chairman	2	2
Ashokkumar Thakker	Promoter	Member	2	2
Hemang Shah	Independent	Member	2	2

The Stakeholders Relationship Committee looks into shareholders' complaints related to transfer of shares, non-receipts of balance sheet besides complaints from SEBI, Stock Exchanges, Court and various Investor Forums. It oversees the performance of the Registrar and Transfer Agent, and recommends measures for overall improvement in the quality of investor services. The Company is in compliance with the SCORES, which was initiated by SEBI for processing the investor complaints in a centralized web based redress system and online redressal of all the shareholder's complaints.

POLICY ON DIRECTORS' APPOINTMENT:

Pursuant to provisions of section 178 read with 134(3)(e) of Companies Act 2013, The Nomination and Remuneration Committee (NRC) has approved the criteria and process for identification/ appointment of Directors which are as under:

➤ **Criteria for Appointment:**

The proposed Director shall meet all statutory requirements and should:

- Possess highest values, ethics and integrity.
- Not have any direct or indirect conflict with business operations.
- Be willing to devote time and efforts.

- Have relevant experience.
- Have understanding about corporate functionality.
- Understand real value of stakeholders.
- **Process for identification of Directors / Appointment of Directors:**
 - Board Members may suggest any potential person to the Chairman of the Company meeting the above criteria. If the chairman deems fit, recommendation will be made by him to NRC.
 - Chairman himself can also recommend a person to NRC.
 - NRC shall process and evaluate the proposal and shall submit their recommendation to Board.
 - Board shall consider such proposal on merit and decide suitably.
- **Criteria for Performance Evaluation:**

The Board considered and approved criteria for performance evaluation of itself and that of its committees and individual directors.
- **Criteria for Board Evaluation:**
 - Focus on strategic decisions.
 - Qualitative discussion and processes.
- **Criteria for Committee Evaluation:**
 - Fulfillment of allotted responsibilities.
 - Effectiveness of recommendation, meetings.
- **Criteria for Independent and Non Independent Directors' evaluation:**
 - Contribution through their experience and expertise.
 - Focus on Stakeholders' interest.

MANNER OF EVALUATION OF BOARD, ITS COMMITTEES AND INDIVIDUAL DIRECTORS:

The Evaluation of Board, its Committees and Individual Directors was carried out as per process and criteria laid down by the Board of Directors based on the recommendation of the Nomination and Remuneration Committee.

The obtaining and consolidation of feedback from all Directors in this regards, was coordinated by the Chairman of Independent Directors' meeting for Board and Non-Independent Directors while the process of evaluation of the Independent Directors was coordinated by the Chairman of the Company. Based on this, Chairman of the Company brief the Board and each of the Individual Directors, as applicable.

REMUNERATION POLICY:

The Company has formulated a policy relating to the remuneration of the Directors, Key Managerial Personnel and other employees of the Company which is as under:

Components of Remuneration:

- Fixed Pay comprising Basic Salary, HRA, Car Allowance (applicable to General Managers & above employees), Conveyance Allowances / Reimbursement, Company's contribution to Provident Fund, Superannuation Fund, Gratuity, etc.
- Variable Pay, which is either in the form of: Commission to Managing Directors and Commission to Whole-time Directors

A) Annual Appraisal process:

- Annual Appraisals are conducted, following which annual increments and promotions in deserving cases are decided once in a year based on:
 - Employees self-assessment
 - Assessment by Immediate Superior and
 - Assessment by Head of Department

Annual Increment leading to an increase in Fixed Pay consists of Economic Rise based on All India Consumer Price Index published by the Government of India or Internal Survey wherein inflation on commonly used items is calculated.

B) Remuneration of Independent Directors:

The Company has formulated a policy for the remuneration of Independent Directors as follows:

- Reimbursement of Expenses incurred by Independent Directors for attending any meeting of the Board.

CHIEF FINANCIAL OFFICER:

Mr. Chetankumar Modi appointed as a Chief Financial Officer of the Company on September 11, 2019.

COMPANY SECRETARY:

Ms. Yesha Yatishbhai Shah, a member of Institute of Company Secretaries of India is holding post of Company Secretary of the Company from June 01, 2019.

COMPLIANCE OFFICER:

The Compliance officer of the Company is Ms. Yesha Yatishbhai Shah, being the member of Institute of Company Secretaries of India, designated as Company Secretary and holding the post of compliance officer since June 01, 2019.

STATEMENT ON FORMAL ANNUAL EVALUATION OF BOARD:

Nomination and Remuneration Committee annually evaluates the performance of individual directors, Committees and of the Board as a Whole in accordance with the formal system adopted

by the Board. Further, the Board also, regularly in their Board Meeting held for various purposes, evaluates the performance of the individual directors, committees and of the Board as a whole. The Board considers the recommendation made by Nomination and Remuneration Committee in regard to the evaluation of Board Members.

DIRECTORS' RESPONSIBILITY STATEMENT:

In terms of Section 134 (5) of the Companies Act, 2013, the directors would like to state that:

- (a) In the preparation of the annual accounts for the financial year ended March 31, 2021, the applicable accounting standards have been followed along with proper explanation relating to material departures.
- (b) The directors have selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and loss of the Company for that period under review.
- (c) The directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities.
- (d) The directors have 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.
- (f) The directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAS OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT:

After the close the Financial Year on 31st March 2021 and before the date of the Report, no material changes affecting the financial position of the Company have occurred:

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE:

There are no significant and material orders passed by the regulators or courts or tribunals impacting the going concerns status and Company's operations in future.

AUDITORS:

➤ **Statutory Auditor:**

M/s. Arpan Shah & Associates, Chartered Accountants (FRN.: 125049W, Peer Review Certificate No. 011646) Ahmedabad appointed as a Statutory Auditors of the Company to

hold office until the conclusion of 13th Annual General Meeting of the Company held on FY 2023-2024.”

There are no qualifications, reservations or adverse remarks made by M/s. Arpan Shah & Associates, Chartered Accountants, the Statutory Auditors of the Company, in their report.

➤ **Board’s Comment on the Auditors’ Report:**

Notes to Accounts & Auditors remarks in the Auditors’ report are self explanatory and do not call for any further comments.

➤ **Secretarial Auditor:**

As required under provisions of Section 204 of the Companies Act, 2013 and Rules framed thereunder, the Board has appointed the Secretarial Auditors of the Company, M/s Yash Mehta & Associates, Practicing Company Secretaries, for conducting the Secretarial Audit for the FY 2020-21.

Secretarial Audit Report in Form MR-3 issued by the Secretarial Auditor of the Company for the year ended on March 31, 2020 is attached to the Director’s Report as **Annexure- B.**

➤ **Board’s Comment on the Secretarial Audit Report:**

- a. Further the Company is irregular in depositing the Statutory dues to the regulating authority such as EPFO, ESIC etc.
 - The company is regularly deposit the dues but last year due COVID19 it is not possible for the company to deposit dues within time due to scarcity of resources otherwise that company regularly deposit all the dues to the authority.
- b. The Company has not made any provisions for the gratuity payable to the employees.
 - The company is under process of adopting the gratuity policy for its employees.

➤ **Cost Audit & Cost Record:**

Central Government has notified audit of the cost records maintained by the company in respect of the Products/services manufactured by the company for the year under review. Our company is not manufactured any products so it is not required to be maintained any cost record and conducting any cost audit as per central government direction under section 148 of the Companies Act, 2013, and the Companies (Cost Records and Audit) rules, 2014.

➤ **Internal Audit:**

D. K. Thakkar & Co, Chartered Accountant, Ahmedabad was appointed as Internal Auditor of the Company to conduct Internal audit pursuant to the provisions of Section 138 of the Companies Act, 2013 and rules made there under.

PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES:

The information required under Section 197 of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are provided in separate annexure forming part of this Report as **Annexure-C.**

The statement containing particulars of employees as required under Section 197 of the Companies Act, 2013 read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 will be provided upon request. In terms of Section 136 of the Companies Act, 2013, the Report and Accounts are being sent to the Members and others entitled thereto, excluding the information on employees' particulars which is available for inspection by the members at the Registered Office of the Company during business hours on working days of the Company. If any member is interested in obtaining a copy thereof, such Member may write to the Company Secretary in this regard.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

The provisions of Corporate Social Responsibility (CSR) are not applicable to the Company and hence no disclosures have been made in this regard.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The Company is not engaged in manufacturing of goods and hence Company does not conserve energy. Company has neither adopted any Technology nor has spent amount for adoption of Technology during the year. There is no amount of Foreign Exchange inflow or outflow during the year and hence no disclosures have been made in this regard.

ENVIRONMENT, HEALTH AND SAFETY (EHS)

The Company accords the highest priority to health, environment and safety. The Company does not carry on manufacturing operations. The Company takes at most care for the employees and ensures compliance with the applicable rules and regulation applicable to the Company.

STATEMENT REGARDING THE DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY:

The Company has developed risk management policy. The Company has in place, a mechanism to identify, assess, monitor and mitigate various risks towards the key business objectives of the Company. Major risks identified by the business and functions are systematically addressed through mitigating actions on a continuing basis. The Risk Management is being taken care by the Audit Committee of the Company.

ADEQUACY OF INTERNAL FINANCIAL CONTROL

The Company has in place adequate internal financial controls with reference to financial statements. The Board has inter alia reviewed the adequacy and effectiveness of the Company's internal financial controls relating to its financial statements.

During the year, no reportable material weakness was observed.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

As stipulated in Rule 34(2)(e) read with Schedule V of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, the Management Discussion and Analysis Report is annexed as **Annexure D** and forms part of this Annual Report.

CORPORATE GOVERNANCE REPORT

Your Company has been complying with the principals of good Corporate Governance over the years and is committed to the highest standards of compliance. Pursuant to regulation 15(2)(b) of the SEBI (LODR) Regulations 2015, the compliance with the corporate governance provisions as specified in regulations 17 to 27 and clauses (b) to (i) of Regulation 46 (2) and para C, D and E of schedule V shall not apply to the listed entity which has listed its specified securities on the SME Exchange.

Therefore, the Corporate Governance Report is not applicable on the Company and certificates related thereto have not been obtained and therefore not disclosed in the Annual Report.

DISCLOSURE WITH RESPECT TO DEMAT SUSPENSE ACCOUNT / UNCLAIMED SUSPENSE ACCOUNT:

Pursuant to Para F of Schedule V of SEBI (LODR) Regulations 2015, there are no shares held in the Demat Suspense Account or Unclaimed Suspense Account.

DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013.

The Company has always been committed to provide a safe and conducive work environment to its employees. Your Directors further state that during the year under review there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

ACKNOWLEDGEMENT

The Directors place on record their sincere thanks to the Bankers, Business associates, consultants, customers, employees for their continued support extended to your Companies activities during the year under review. Your Directors also acknowledges gratefully the shareholders for their support and confidence reposed on your Company.

Date: 02.09.2021
Place: Ahmadabad

For and on behalf of the Board of Directors

Ashokkumar Raghuram Thakker
Chairman & Managing Director
DIN: 02842849

Annexure A
To the Director's Report

Particulars of Contracts or Arrangement with Related Parties

Form No. AOC 2

(Pursuant to clause (h) of Sub-Section (3) of Section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)
Regulation 34(3) Read with Para A of Schedule V of SEBI (LODR) Regulations 2015.

Disclosure of particulars of contracts / arrangements entered into by the company with related parties referred to in Sub-Section (1) of Section 188 of the Companies Act, 2013 including certain Arm's Length transactions under third proviso thereto-

- During the F.Y. 2020-21, Company has not entered into any related party transactions however ongoing related party transactions of previous year are as follows, which all are at Arm's Length basis:

Particulars	Details	Details	Details
Name of Related Party and nature of Relationship	M/s Art Club Private Limited, Directors of the company are directors of said related party	Art Club Private Limited, Directors of the company are directors of said related party & Mrs. Dharmishaben Thakkar, Director of the company	Dharmishaben Thakkar Director of the Company
Nature of Contract /arrangements / transactions	Works Contract	Tripartite Agreement	Lease Agreement
Duration of Contracts / arrangements/ transactions	5 years	5 years	5 years
Salient terms of the Contract.	Works Contract for Club Babylon and Four Point by Sheraton Hotel	Development of first club facility infrastructure	Taken on Lease Property of director admesuring 7128 Sq. Mtrs.
Justification for entering into such contract / arrangement /transaction.	Employees of the Company hold good command with experience in Works Contracts.	Employees of the Company hold good command with experience in development of projects.	For the construction of temporary club and office as the land has good location for building club and it's office.

Date of approval by the Board / Audit Committee	21.12.2016	01.04.2016	21.02.2017
Amount paid as Advance if any.	N.A.	N.A.	N.A.
Date of General meeting in which Ordinary resolution was passed	16.08.2016	29.04.2016	16.08.2016

Date: 02.09.2021
Place: Ahmadabad

For and on behalf of the Board of Directors

Ashokkumar Raghuram Thakker
Chairman & Managing Director
DIN: 02842849

Annexure B

Form No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED ON MARCH 31, 2021

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

To,
The Members,
ART NIRMAN LIMITED
CIN: L45200GJ2011PLC064107
410, JBR Arcade, Science City Road,
Sola, Ahmedabad, Gujarat - 380060 India.

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **ART NIRMAN LIMITED** (hereinafter referred to as the "Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the company has during the audit period covering the financial year ended on **March 31, 2021**, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and Compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms, returns filed and other records maintained by the Company for the financial year ended on **March 31, 2021** according to the provisions of;

- 1) The Companies Act, 2013 (the Act) and the Rules made thereunder;
- 2) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under;
- 3) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- 4) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder - However, there were no instances of FDI, ODI or ECB during the year under review.
- 5) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act')
 - (a) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - (b) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; {SEBI (SAST) Regulations, 2011}

The Company has received an application for Open Offer on 31.12.2020 from Mr. Ashokkumar Thakkar upon conversion of Warrants into 3390000 Equity Shares and 6780000 Equity Shares, converted on 25.04.2019 and 02.05.2019 respectively.

The Company has duly complied with the provision of the Regulations with respect to the received Application.

- (c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; {SEBI (PIT) Regulations, 2015}
- (d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- (e) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015;
- (f) Rules, Regulations, Circulars, Orders, Notifications and Directives issued under the above statute to the extent applicable.

The following other laws are applicable to the Company:

1. Environment Protection Act 1986.
2. Gujarat Real Estate Regulatory Authority established under Real Estate (Regulation and Development) Act, 2016.

We have also examined the compliance with respect to Secretarial Standards issued by The Institute of Company Secretaries of India:

- (i) Secretarial Standards with regard to the Meeting of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India.
- (ii) The Company has not declared any dividend during the year under review; therefore Secretarial Standards on Dividend (SS-3) was not applicable.

Auditor's Responsibility

We further state that, it is our responsibility to express an opinion on the compliance with the applicable laws and maintenance of records based on the audit.

The audit was conducted in accordance with applicable Standards and we have complied with statutory and regulatory requirements and the Audit was planned and performed to obtain reasonable assurance about compliance with applicable laws and maintenance of Records.

Due to the inherent limitations of an audit including internal, financial and operating controls, there is an unavoidable risk that some Misstatements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the Standards.

We further report that during the year under review, the Company has complied with all the aspects of the provisions of the Act, Rules, Regulations, Guidelines, and Standards etc. as mentioned above in this report. The Board of Directors of the Company is duly constituted. The changes in the composition

of Board that took place during the year under review were carried out in compliance of the provisions of Act.

Adequate notice is given to all the Directors to schedule the Board Meetings in advance in due compliances of law. Decisions at the meetings of Board of Directors / Committees of the Company were carried through on the basis of majority. We were informed that there were no dissenting views by any members of Board / Committee in the meetings held during the year under review that were required to be captured and recorded as part of minutes.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines subject to the following observations / qualifications, reservations or adverse remarks if any.

We further report that there were following major instances happened during the year under review:

1. The members of the Company at their Annual General Meeting held on 30th September, 2020 approved re-appointment of Mr. Ashokkumar Thakker as a Managing Director for further period of five consecutive years.
2. The members of the Company at their Annual General Meeting held on 30th September, 2020 approved re-appointment of Mr. Krunal Mistry as an Independent Director for further period of five consecutive years.
3. The members of the Company at their Annual General Meeting held on 30.09.2020 approved addition of Object Clause Number 2 by Alteration of Object Clause of Memorandum of Association.
4. The members of the Company at their Annual General Meeting held on 30th September, 2020 approved limits for granting loans, investments, guarantee or security u/s 185 of Companies Act, 2013.
5. The members of the Company at their Annual General Meeting held on 30th September, 2020 approved increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to Persons / Bodies Corporate u/s 186 of the Companies Act, 2013.

The Company has received Notice from Registrar of Companies vide ref. no. ROC-GJ/ART NIRMAN/STA(V)/2020-21/3771 dated 24.11.2020 asking about the Clarification on the utilization of the funds of the IPO, against which the Company has clarified point wise and submitted its reply on 04.01.2021 and the matter is still pending with the Registrar of Companies, Gujarat.

The Following are the matters which are pending with the Adjudicating Authority and the final order is awaited.

Sr.	Name of the Adjudicating Authority	Particulars of the Case	Case No.	Remarks (If any)
1	Securities Appellate Tribunal	National Stock Exchange imposed the penalty for delay in submitting the listing application for warrant conversion by the Company against which the promoters of the Company has filed the petition with SAT and the matter is sub judice as on date.	Appeal No. 499 & 500 of 2019.	The next date of hearing is 14 th September, 2021.
2	Securities and Exchange Board of India	The Promoters of the Company has filed a settlement application for non compliance under the SEBI (SAST) Regulations, 2011 and SEBI (PIT) Regulations, 2015.	NA	There is no Response from SEBI till date

Further the Company is irregular in depositing the Statutory dues to the regulating authority such as EPFO, ESIC etc.

The Company has not made any provisions for the gratuity payable to the employees.

There were no other instances of:

- Public issue / Right issue of Shares / Debentures / Sweat Equity etc.
- Redemption / Buy – Back of Securities.
- Merger / amalgamation / Reconstruction etc.
- Foreign Technical Collaboration.

**FOR YASH MEHTA & ASSOCIATES
COMPANY SECRETARIES**

**YASH MEHTA
PROPRIETOR**

**Date : 25.08.2021
Place : Ahmedabad**

**ACS : 45267
COP : 16535
PEER REVIEW NUMBER: 1269/2021
UDIN: A045267C000828491**

This report is to be read with our letter of even date which is annexed as “ANNEXURE A” and forms an integral part of this report.

“ANNEXURE A”

To,
The Members,
ART NIRMAN LIMITED
CIN: L45200GJ2011PLC064107
410, JBR Arcade, Science City Road, Sola,
Ahmedabad, Gujarat - 380060 India.

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

1. Maintenance of Secretarial records is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain responsible assurance about the correctness of the contents of secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we follow provide a responsible basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provision of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to verification of procedures on test basis.
6. The secretarial audit report is neither an assurance as to the future viability of the company nor the efficacy or effectiveness with which the management has conducted the affairs of the company.

FOR YASH MEHTA & ASSOCIATES
COMPANY SECRETARIES

Date : 25.08.2021
Place : Ahmedabad

YASH MEHTA
PROPRIETOR
ACS : 45267
COP : 16535
PEER REVIEW NUMBER: 1269/2021
UDIN: A045267C000828491

**Annexure C
to the Director's Report**

[Information pursuant to Section 197 of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

- I) Disclosure under provisions of Section 197(12) of the Companies Act, 2013 read with Rule 5(1), 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are given herein below:

Sr. No.	Name and Designation	Ratio of Remuneration of Director to Median Remuneration of Employee	% Increase in remuneration for FY 2020 21
		Sub Clause (i) of Rule 5(1)	Sub Clause (ii) of Rule 5(1)
1	Ashokkumar Raghuram Thakker Managing Director *	4.33:1	No increase
2	Dharmisthaben Ashookumar Thakkar Director **	NIL	NIL
3	Piyushkumar Chandrakantbhai Thakkar	3.03:1	No increase
4	Chetankumar Rasiklal Modi Chief Financial officer	1.56:1	No increase
5	Yesha Yatishbhai Shah Company Secretary	1.08:1	No increase

* Mr. Ashokkumar Raghuram Thakker, Managing Director of the Company was paid same remuneration during the FY 2020-21.

** Mrs. Dharmishtha Ashokkumar Thakkar, Director of the company was not paid any remuneration during the FY 2020-21. Hence no disclosure is required w. r. t. increase in remuneration of the Company.

- II) Sub Clause (iii) of Rule 5(1): The median remuneration of employee in the financial year 2020-21 was INR 2,77,200/- (INR 2,72,400/- in financial year 2019-20). There was no increase/ decrease in median remuneration of employee. Median of last year and current year is different because of decrease in the numbers of employee in 2020-21.

Sub Clause (iv) of Rule 5(1): There are 21 employees on the pay roll of the Company other than Directors on the Board of Company.

- I) Sub Clause (viii) of Rule 5(1): During the FY 2020-21, average salary of the Company has not been increased.
- II) Sub Clause (xii) of Rule 5(1): it is hereby affirmed that the remuneration paid is as per the Remuneration Policy of the Company.
- III) Sub Clause (i) to (iii) of Rule 5(2): Names of top ten employees of the Company and their relevant details as required to be disclosed under rule 5(3) are as under:

Sr. No	Name of Employees on payroll of Company and Designation	Remuneration during the year (INR in Lakhs)	Shareholding in the Company	Relation with Director/ KMP
1	Kamlesh Solanki Interior Designer	9.00	NIL	No
2	Hitesh Nagpal Sales Manager	8.64	NIL	No
3	Shiv Narayan Rajendra Sr. MEP Engineer	8.40	NIL	No
4	Shilpaben M. Thakkar Sales Manager	4.80	6000	No
4	Pritiben C. Thakkar Sales Manager	4.80	6000	No
5	Chetankumar Modi CFO	4.32	NIL	No
6	Bindesh Tripathi Purchase Incharge	3.00	NIL	No
6	Yesha Shah Company Secretary	3.00	NIL	No
7	Sombhai R Prajapati Clerk	2.77	NIL	No
7	Shaileshbhai H. Patel Account Executive	2.77	NIL	No
8	Ashok Soyankar Project supervisor	2.72	NIL	No
9	Bharat Jivanlal Patel Sales Executive	2.40	NIL	No
10	Dinesh Vaghela Legal Executive	2.16	NIL	No

Annexure D

Management Discussion And Analysis

ECONOMY OVERVIEW:

In terms of GDP, Indian economy is the 5th largest economy in the world. The economy faced multiple headwinds and grew by 7.3% in Financial Year 2020-21, It is higher compare to last year but still lower as per the projection. The country's fiscal deficit for FY 2020-21 has been pegged at 9.5% of GDP, much beyond the original targeted 3.5% of GDP, resulting from stressed tax and divestment revenues, increased expenditure commitments due to the COVID-19 pandemic and the resultant economic slowdown. The country's fiscal deficit for FY 2021-22 has been pegged at 6.8% of GDP and the FRBM act has been amended to target fiscal deficit below 4.5% of GDP by FY 2025-26. The core sector grew by 6.8% in March, 2021.

While the second wave of COVID-19 infections has created significant uncertainty over the economic trajectory in the short term, various initiatives by government will ensure a steady growth path in coming years. The government intends to spend more than H 2.0 Lakh Crore on various Production Linked Incentive (PLI) schemes over the next 5 years in several sectors. FY 2020-21 inflation stood at 6.2%, within the RBI's estimated range and is expected to be ~5.2% for the current year, according to the Asian Development Bank.

REAL ESTATE SECTOR

- The Indian real estate sector was expected to start recovering in 2020 after few lackluster years wherein the sector was impacted by multiple reforms and the changes brought about by Demonetisation, RERA, GST and the NBFC crisis. It has been a tough task for the sector to align itself with these externalities, but the measures have resulted in much needed transparency, accountability and fiscal discipline for the sector.
- The Government of India has been supportive towards the real estate sector. In August 2015, the Union Cabinet approved 100 Smart City Projects in India. The Government has also raised FDI (Foreign Direct Investment) limits for townships and settlements development projects to 100 per cent. Real estate projects within Special Economic Zones (SEZ) are also permitted for 100 per cent FDI.
- Government of India's Housing for All initiative is expected to bring US\$ 1.3 trillion investment in the housing sector by 2025. As of December 2019, under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)], 1.12 crore houses were sanctioned in urban areas, with a potential to create 1.20 crore jobs. The scheme is expected to push affordable housing and construction in the country and give a boost to the real estate sector. The Government has also released draft guidelines for investment by Real Estate Investment Trusts (REITs) in non-residential segment.

- Prior to the pandemic, the real estate sector was expected to contribute around 13% of India's GDP by 2025 (from around 6-7% in 2017), according to ANAROCK Research.
- The pandemic nearly stalled the markets in H1 2020 and the sector was virtually written off at the early stages of the pandemic on the expectations of a subsequent economic fallout. After grappling with initial labor shortages and demand deferment, both the residential and office markets witnessed signs of revival from Q3 2020 onwards.
- While the pandemic outbreak temporarily disrupted the sector, it also led to emergence of certain trends such as preference for larger apartments, increasing inclination for home ownership as against rental housing, de-densification of office spaces and acceleration of the ongoing consolidation in the sector.
- In Residential Real Estate Market Ahmedabad continued to be the most affordable city with affordability ratio at 24%, while the affordability ratio for NCR and Bengaluru stood at 38% and 28%, respectively in CY2020.

OPPORTUNITY AND THREATS:

➤ Opportunity:

a) Policy support:

- The government has allowed FDI of upto 100 % for townships and settlements development projects.
- Under the Housing for all scheme, 60 million houses will be built, 40 million of these in rural areas and 20 million in urban areas, by 2022.

b) Robust Demand:

- The pandemic has increased the Housing demand.
- Demand for residential properties has surged due to increased urbanisation and rising household income. India is among the top 10 price appreciating housing markets internationally.

c) Attractive Opportunities:

- The pandemic has opened up new avenues of growth for well capitalised developers in terms of attractive business development opportunities and online digital sales.
- Growing requirement of space from sectors such as education and health cares, e commerce and logistics.
- Co-living market size across India's top 30 cities is expected to grow more than double to reach US\$ 13.92 billion by 2025 from current size of US\$ 6.67 billion.

d) Metro Cities have driving demand for Commercial Space.

e) Growth in Tourism, Urbanization, Hospitality, Education, easy financing etc. provides

and is likely to provide tremendous opportunities in the years to come.

➤ **Threats:**

- a) **Competition:** In the course of its business the Company is exposed to stiff competition from other developers in the market and from Asian and global buyers
- b) **Regulatory Hurdles:** Real estate sector is highly regulated sector any unfavorable changes in the government policies and the regulatory environment can adversely impact the performance of the sector.
- c) **Manpower:** Real estate sector highly depend upon the labour work. Due to pandemic reverse migration of labourers increased which highly affect the sector.
- d) **Others:** it is exposed to certain market related risks, such as increase in interest rates and foreign currency rates, customer risks , global wars.

SEGMENT / PRODUCT WISE PERFORMANCE:

Company operates into single segment of construction of various Residential and Commercial schemes.

- Company has completed the construction work of “Shree Vishnudhara Gardens” near Gota at Ahmedabad. which consist of 350 residential unit, 2 & 3 BHK and pent house. & 110 commercial shops with a total built up area 6 Lakhs sq.ft. Company successfully completed the construction in 2020. As on date of Draft Information Memorandum, we have successfully sold 340 residential flats and 95 commercial offices in our project. Further we’ve received bookings for 8 residential flats and 12 commercial flats from the Customers for the said project.
- Company has also got works contract from Art Club Private Limited for Club Babylon, by this contract company will enter in new division of construction segment apart from houses and shops. However the club is not owned by the company but experience of club construction will provide immense future opportunity for the company and also will add noted recognition to the company in industry.
- The company will in FY 2021-22 also planning to launch new commercial project.

OUTLOOK:

➤ **Residential Real Estate:**

- a) Fragmented market with few large players.
- b) Demand of over 3 million units in the seven major cities.
- c) Demand for premium products to continue, albeit at a slower pace.
- d) Demand for Ultra Low Cost (ULC) Housing ‘Housing for all’ to enhance at very high growth rate.

➤ **Commercial Real Estate:**

- a) Few players with presence across India.
- b) Operating model shifting from sales to lease and maintenance.
- c) Rentals have started appreciating during the current FY.
- d) IT/ITES and BFSI would continue to account for 60-70% of office demand.

➤ **Retail Real Estate:**

- a) Fragmented market with few large players.
- b) More collaborative models such as revenue sharing to emerge in the sector.
- c) Demand for retail spaces on high streets increasing.
- d) With FDI in retail more international retailers to venture into India, which would result high demand and increased rentals in retail real estate.
- e) Retailers would continue to expand beyond Tier I into Tier II and III cities and large number of malls slated to become operational.

➤ **Hospitality Real Estate:**

- a) A competitive market with major players.
- b) NCR and Mumbai by far the biggest hospitality markets in India due to economic growth and business meets.
- c) Government initiative to promote tourism in Tier 2 and Tier 3 cities generating demands.

RISKS AND CONCERNS

The Real estate market is inherently a cyclical market and is affected by macroeconomic conditions, changes in applicable government schemes, project cost, consumer financing and liquidity etc. Your Company has taken sufficient care to maintain quality of the construction which differentiates company products from market. However any economic downturn in the years to come, may adversely impact the business.

INTERNAL CONTROL SYSTEM AND ADEQUACY

The Company has in place adequate internal financial controls with reference to financial statements. The Board has inter alia reviewed the adequacy and effectiveness of the Company's internal financial controls relating to its financial statements.

DISCUSSION ON FINANCIAL PERFORMANCE WITH REFERENCE TO OPERATIONAL PERFORMANCE:

Your Company has achieved total net sales of INR 8505.69 lakhs and achieved Net Profit After Tax (NP) of INR 2.04 Lakhs. The aggregate revenue of the Company increased compared to PY 2019 20.

MATERIAL DEVELOPMENTS IN HUMAN RESOURCES / INDUSTRIAL RELATIONS FRONT ETC

There is no major development in the Human Resources Employed by the Company.

DISCLOSURE OF ACCOUNTING TREATMENT

During the year, the Company has not adopted any accounting treatment which different from that prescribed in an Accounting Standards.

DETAILS OF SIGNIFICANT CHANGES (I.E. CHANGE OF 25% OR MORE AS COMPARED TO THE IMMEDIATELY PREVIOUS FINANCIAL YEAR) IN KEY FINANCIAL RATIOS, ALONG WITH DETAILED EXPLANATIONS THEREFOR, INCLUDING:

Particular	FY ended on 2021	FY ended on 2020	changes between current & past FY	Explanation if changes more than 25 %
Debtors /Turnover	6.00	0.33	17.18	-
Inventory/Turnover	0.86	1.29	-0.33	-
Interest Covera ge Ratio (EBIT/Int Exp)	1	1.19	-0.15	-
Current Ratio (Current Assets/current Liability)	6.65	2.00	2.32	-
Debt Equi ty Ratio (total Liabi/total equity)	0.4	2.07	-0.80	-
Operating Pro fit Margin (%)(operating profit(EBIT)/sale s)	0.02	0.12	-0.83	-
Net Profit Margin (%)(net profit/sal es)	0.00	0.01	-1	-

UDIN: 21116736AAAACX9493

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ART NIRMAN LIMITED

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **ART NIRMAN LIMITED** ("the company"), which comprise the Balance Sheet as at 31st March 2021, the Statement of Profit and Loss and the 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.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, and profit/loss, 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 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 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.

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.

Other Matters

To the continuous spreading of COVID -19 across India, and restrictions on a physical visit as well as for safety reason to the client locations, the audit was carrying out by alternative audit procedures as per the Standards on Auditing prescribed by the Institute of Chartered Accountants of India (ICAI).

As a result of the above, the entire audit was carried out based on remote access of the data as provided by the management. This has been carried out based on the advisory on "Specific Considerations while conducting Distance Audit/ Remote Audit/ Online Audit under current Covid-19 situation" issued by the Auditing and Assurance Standards Board

of ICAI. We have been represented by the management that the data provided for our audit purposes is correct, complete, reliable, and are directly generated by the accounting system of the Company without any further manual modifications.

We bring to the attention of the users that the audit of the financial statements has been performed in the aforesaid conditions.

Our audit opinion is not modified in respect of the above.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters 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 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 the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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 Responsibility

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 judgement 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.

22222 Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

22222 Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

22222 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.

22222 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.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the 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 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.

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

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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 and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of written representations received from the directors of the company as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2021, 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 operating effectiveness of such controls, refer to our separate Report in "Annexure – B".
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The company does have pending ongoing inquiry relating to the GST/Service Tax Liability conducted by DG (Intelligence) of GST and an amount of Rs. 45760614/- (Tax + Interest + Penalty) and the investigation has not yet been concluded. The company is submitting requisite explanation from time to time to the department and hence no effect has been given in the financials being reported herewith as effects of the outcome could not be ascertained under AS 29.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

FOR ARPAN SHAH & ASSOCIATES

Chartered Accountants
FRN : 125049W

CA Arpan shah
Proprietor
M. No:116736

Ahmedabad, Jul 31, 2021

ANNEXURE - A TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under the heading 'Report on other Legal & Regulatory Requirement' section of our report to the Members of Art Nirman Limited of even date)

- i. In respect of the Company's fixed assets:
 - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The fixed assets have been physically verified by the management in a phased manner, designed to cover all the items over a period of three years, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its business. Pursuant to the program, certain fixed assets were physically verified by the management during the year and no material discrepancies were noticed on such verification.
 - (c) According to the information and explanation given to us, the records examined by us and based on the examination of the documents provided to us, we report that, the title deeds, comprising all the immovable properties of land & buildings which are freehold, are held in the name of the Company as at the balance sheet date.
- ii.
 - (a) The management has conducted the physical verification of inventory at reasonable intervals during the year.
 - (b) The discrepancies noticed on physical verification of the inventory as compared to books records, which has been properly dealt with in the books of account, were not material.
- iii. The company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Act. Accordingly, the provisions of clause 3(iii) (a) to (c) of the Order are not applicable to the Company and hence not commented upon.
- iv. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 In respect of grant of loans, making investments and providing guarantees and security, as applicable.
- v. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013 for the business activities carried out by the Company. Thus reporting under clause 3(vi) of the order is not applicable to the Company.

- vii. According to the information and explanations given to us, in respect of statutory dues:
- (a) The company has generally been regular in depositing the undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Goods and Service Tax, Custom Duty, Cess and other material statutory dues, as applicable, with the appropriate authorities in India except GST and TDS and Provident Fund and Employees' State Insurance which have been complied with delays.
 - (b) There were no undisputed amounts payable in respect of the above arrears as at March 31, 2021 for a period of more than six months from the date on when they become payable.
 - (c) There were no dues of Income Tax, Service Tax, Good and Service Tax and Customs Duty which have not been deposited as at March 31, 2021 on account of any dispute.
- viii. The company has not defaulted in repayment of dues to financial institution/bank/government and has not issued any debentures.
- ix. Based upon the audit procedures performed and the information and explanations given by the management, the company has utilized the money raised by way of initial public offer/further public offer, including debt instruments, and term Loans during the year have been applied to the purpose for which they were raised.
- x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the company by its officers or employees has been noticed or reported during the year.
- xi. Based upon the audit procedures performed and information and explanations given by the management, managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with schedule V to the Companies Act.
- xii. The Company is not a Nidhi Company and therefore reporting under clause 3(xii) of the order is not applicable to the Company.
- xiii. In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 & 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. During the year, the Company has not made any preferential allotment / private placement of equity share during the year.
- xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.

- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

FOR ARPAN SHAH & ASSOCIATES

Chartered Accountants

Firm's Registration No.: 125049W

CA Arpan shah

Proprietor

Membership No.: 116736

Ahmedabad, Jul 31, 2021

Annexure - B to the Auditors' 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 **ART NIRMAN LIMITED** ("the Company") as of 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company 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 respective 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 internal financial controls system over financial reporting of the Company.

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.

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, to the best of our information and according to the explanations given to us, 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 31 March 2021, 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 ARPAN SHAH & ASSOCIATES

Chartered Accountants

Firm's Registration No.: 125049W

CA Arpan shah

Proprietor

Membership No.: 116736

Ahmedabad, Jul 31, 2021

ART NIRMAN LTD

BALANCE SHEET AS AT 31ST MARCH, 2021

(Rs. In Lakh)

	Particulars	Notes	As at 31/03/2021	As at 31/03/2020
A	EQUITY AND LIABILITIES			
1	Shareholders' funds			
	(a) Equity Share Capital	2	2495.6	2495.60
	(b) Reserves and Surplus	3	2004.40	2002.36
	(c) Money received against share warrants	4	0.00	0.00
	Total Equity (1)		4500.00	4497.96
2	Non-Current Liabilities			
	(a) Long-term borrowings	5	485.23	1906.70
	(b) Deferred tax liabilities (Net)	6	29.22	28.18
	(c) Other Long term liabilities	7	475.45	912.12
	Total Non-Current Liabilities (2)		989.90	2847.00
3	Current Liabilities			
	(a) Short-term borrowings	8	9.78	9.78
	(b) Trade payables	9		
	(A) total outstanding dues of micro enterprises and small enterprises;and		57.26	17.94
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises		292.82	922.18
	(c) Other current liabilities	10	471.55	5478.76
	(d) Short-term provisions	11	0.20	37.74
	Total Current Liabilities (3)		831.61	6466.39
	TOTAL EQUITY AND LIABILITIES (1+2+3)		6321.51	13811.35
B	Assets			
4	Non-current assets			
	(a) Property, Plant and Equipment			
	(i) Tangible assets	12	717.24	786.51
	(ii) Intangible assets		0.53	0.54
	(b) Non-current investments	13	34.35	32.07
	(c) Long term loans and advances	14	39.77	41.73
	Total Non-Current Assets (4)		791.90	860.85
5	Current assets			
	(a) Inventories	15	3320.51	9927.18
	(b) Trade receivables	16	1413.00	2089.61
	(c) Cash and cash equivalents	17	109.07	164.57
	(d) Short-term loans and advances	18	255.09	368.82
	(e) Other current assets	19	431.94	400.32
	Total Current Assets (5)		5529.62	12950.51
	TOTAL ASSETS (4+5)		6321.51	13811.35
	<i>The accompanying notes forming an integral part of the financial statements</i>	1		

For, Arpan Shah & Associates
Chartered Accountants
FRN No: 125049W

For and on behalf of the Board of ART
NIRMAN LIMITED

CA Arpan Shah
Proprietor
Membership No: 116736
UDIN:2116736AAAACX9493
Place: Ahmedabad
Date: 31/07/2021

Ashokkumar Thakker
Chairman & MD
(DIN: 02842849)

Piyushkumar Thakkar
Executive Director
(DIN: 07555460)

Chetan Kumar Modi
Chief Financial Officer

Yesha Shah
Company Secretary

ART NIRMAN LTD

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2021

(Rs. In Lakh except Per Share Data)

	Particulars	Notes	For the year ended	
			31/03/2021	31/03/2020
1	Revenue from Operations	20	8505.69	6212.49
2	Other Income	21	14.09	10.50
3	Total Revenue(1+2)		8519.78	6222.98
4	Expenses			
	Cost of Materials Consumed	22	577.99	1941.50
	Changes in Inventories	23	6606.67	1325.94
	Depreciation and Amortization Expense	12	72.53	75.15
	Employee Benefits Expense	24	103.65	173.32
	Finance Costs	25	198.82	647.00
	Other Expenses	26	959.04	1936.32
	Total Expenses		8518.70	6099.23
5	Profit before exceptional and extraordinary items and tax (3 - 4)		1.08	123.76
6	Exceptional items		-	-
7	Profit before extraordinary items and tax (5-6)		1.08	123.76
8	Extraordinary Items		-	-
9	Profit before tax(7-8)		1.08	123.76
10	Tax Expense:			
	(1) Current tax			
	- For the Current Year		0.20	37.75
	- For earlier years		(2.20)	1.26
	(2) Deferred tax liabilities / (asset)		1.04	3.09
	Total Tax Expense		(0.96)	42.09
11	Profit (Loss) for the period from continuing operations (9-10)		2.04	81.66
12	DISCONTINUING OPERATIONS		N.A.	N.A.
13	Earning Per Share(of Rs 10/- each)			
	(1) Basic		0.01	0.34
	(2) Diluted		0.01	0.34
	<i>The accompanying notes forming an integral part of the financial statements</i>	1		

For, Arpan Shah & Associates
Chartered Accountants
FRN No: 125049W

CA Arpan Shah
Proprietor
Membership No: 116736
UDIN:21116736AAAACX9493
Place: Ahmedabad
Date: 31/07/2021

For and on behalf of the Board of ART
NIRMAN LIMITED

Ashokkumar Thakker
Chairman & MD
(DIN: 02842849)

Chetan Kumar Modi
Chief Financial Officer

Piyushkumar Thakkar
Executive Director
(DIN: 07555460)

Yesha Shah
Company Secretary

ART NIRMAN LTD

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2021

(Rs. In Lakh)

Particulars		For The Year Ended 31st March, 2021	For The Year Ended 31st March, 2020
A. Cash Flow from Operating Activities			
Net Profit Before Tax as per Statement of Profit and Loss		1.08	123.76
Adjusted for:			
Depreciation and Amortisation Expenses		72.53	75.15
Finance Costs		198.82	647.00
Interest Income		(5.70)	(9.50)
Rent Income		(16.15)	(27.10)
Operating Profit Before Working Capital Changes		250.58	809.31
Adjusted For:			
Trade & Other Receivables		756.44	177.49
Inventories		6606.67	1325.94
Trade & Other Payables		(5634.79)	(2994.90)
Cash Generated from Operations		1978.90	(682.16)
Direct Tax (paid)/ refund		2.00	(39.01)
Net Cash from/ (Used in) Operating Activities	A	1980.90	(721.17)
B. Cash Flow From Investing Activities			
Purchase of Fixed Assets		(3.25)	(0.52)
Interest Income		5.70	9.50
Rent Income		16.15	27.10
Net Cash Flow from/ (Used in) Investing Activities	B	18.60	36.08
C. Cash Flow from Financing Activities			
Proceeds/(Repayment) of Borrowings		(1856.18)	(251.55)
Issue of Shares (incl. share premium)		0.00	1533.60
Finance Costs		(198.82)	(647.00)
Net Cash Flow from/ (Used in) Financing Activities	C	(2055.00)	635.06
Net Increase/ (Decrease) in Cash & Cash Equivalents (A+B+C)	D	(55.50)	(50.03)
Cash & Cash Equivalents at the beginning of the Year	E	164.57	214.60
Cash & Cash Equivalents as at the end of the Year (D+E)		109.07	164.57

For, Arpan Shah & Associates
Chartered Accountants
FRN No: 125049W

CA Arpan Shah
Proprietor
Membership No: 116736
UDIN:21116736AAAACX9493
Place: Ahmedabad
Date: 31/07/2021

For and on behalf of the Board of ART NIRMAN
LIMITED

Ashokkumar Thakker
Chairman & MD
(DIN: 02842849)

Chetan Kumar Modi
Chief Financial Officer

Piyushkumar Thakkar
Executive Director
(DIN: 07555460)

Yesha Shah
Company Secretary

Notes forming an integral part of the financial statements

2 Share Capital

(Rs. In Lakh except Shares related data)

Particulars	As at March 31, 2021 No of Shares	As at March 31, 2021 Amount in Rs.	As at March 31, 2020 No of Shares	As at March 31, 2020 Amount in Rs.
(a) Authorised				
Ordinary Equity Shares of Rs. 10/- Each	25000000	2500.00	25000000	2500.00
(b) Issued, Subscribed & Paid Up				
Ordinary Equity Shares of Rs. 10/- Each	24956000	2495.60	24956000	2495.60
Total	24956000	2495.60	24956000	2495.60

(a) Reconciliation of number of ordinary shares

Particulars	As at March 31, 2021 No of Shares	As at March 31, 2021 Amount in Rs.	As at March 31, 2020 No of Shares	As at March 31, 2020 Amount in Rs.
Shares Outstanding at the beginning of the period	24956000	2495.6	12176000	1217.60
Add : Warrants converted into shares during the year	0	0	12780000	1278.00
Shares Outstanding at the end of the year	24956000	2495.6	24956000	2495.6

(b) Terms / rights attached to equity shares :

- The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share.
- The final dividend declared, if any, is subject to the approval of the members in the Annual General Meeting.
- In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company in proportion to the number of equity shares held by the shareholders, after distribution of all preferential amounts.

(c) Shareholders holding more than 5% of the Ordinary Shares in the Company

Particulars	As at March 31, 2021 No of Shares	As at March 31, 2021 Amount in Rs.	As at March 31, 2020 No of Shares	As at March 31, 2020 % of holding
Ashokkumar R Thakker	15764995	63.17%	15764995	63.17%
Ajaykumar Jamnalal Pujara	912000	3.65%	918000	3.68%

Notes forming an integral part of the financial statements

(Rs. In Lakh)

3 Reserves & Surplus

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Securities Premium		
Balance as at the beginning of the year	1581.72	814.92
Addition during the year	0	766.80
	1581.72	1581.72
Surplus		
Balance as at the beginning of the year	420.64	338.98
Profit for the year	2.04	81.66
	422.68	420.64
	2004.40	2002.36

4 Money received against share warrants

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Money received against share warrants	-	-
	-	-

5 Long Term Borrowings

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Secured Loans		
<u>Rupee Term Loan</u>		
From Banks	-	-
From NBFCs (Note (i))	467.67	1595.93
Unsecured Loans		
From Directors	17.56	310.77
	485.23	1906.70

Note: (i) Security :

(a) First and exclusive charge through registered mortgage on 54 unsold units located at in the scheme named Shree Vishnudhara Garden forming part of Block no. 151 adm. 10623 sq.mts & Block no. 152 adm. 12039 sq.mts altogether adm. 22662 sq.mts ,T.P.scheme no. 34 ,F.P.no -52 adm. 13597 sq.mts of mouje jagatpur ,Sub - District Ahmedabad - 8 (Sola) & District Ahmedabad valuing Rs. 22.84 cr. (agreement value)

(b) First and exclusive charge by way of hypothecation over all present and future receivables from sold and unsold residential units through escrow account with stipulated 80% of standing Instructions (SI) with set - off to interest/principal,as applicable.

(c) DSRA of 3 months' interest for proposed loan.

(d) Cross-link and cross-collateralization with property Kuber House ,S.P. No.(507/2,3,4)/2 ,F.P. No. 507/2,3,4,Mouje-sola ,Dist.Ahmedabad,Divine Highland Road ,Ahmedabad, by way of registered mortgage ,against loan of Rs.8 crores given to Mr. Kiritkumar Raghuram Thakkar

(ii) Rate of interest : 13 % p.a.linked to ABFL's long term reference rate (LTRR) and Current ABFL LTRR is 17.85%,the current spread is -4.85%

(iii) Repayment Schedule:

EMI of 26,80,067/- as per repayment schedule from 13th to 60th month, starting after 12 months moratorium. Interest to be serviced every month during moratorium.

Note: Loan amount payable exceeding 12 months is classified as Long Term Borrowings and amount payable within 12 months is classified as short term borrowings as Current Maturity.

Notes forming an integral part of the financial statements

(Rs. In Lakh)

6 Deferred Tax Liabilities

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Deferred Tax Liabilities	29.22	28.18
Tax impact due to Timing difference of depreciation on PPE		
	29.22	28.18

7 Other Non-Current Liability

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Maintenance Deposits from Customers	475.45	265.95
Security Deposit		
From Related Party	0	646.17
	475.45	912.12

8 Short Term Borrowings

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Unsecured		
Loan Repayable on Demand		
Other Body Corporates	9.78	9.78
	9.78	9.78

9 Trade Payables

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Micro Small and Medium Enterprise	57.26	17.94
Others	292.82	922.18
	350.08	940.11

Note:

The amount due to Micro and Small Enterprises as defined in the "The Micro, Small and Medium Enterprises Development Act, 2006" has been determined to the extent such parties have been identified on the basis of information available with the Company. The disclosures relating to Micro and Small Enterprises as at March 31, 2021 are as under

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
i) The principal amount remaining unpaid to supplier as at the end of the year	57.26	17.94
ii) The interest due thereon remaining unpaid to supplier as at the end of the year	-	-
iii) The amount of interest paid in terms of section 16 along with the amount of payment made to supplier beyond the appointment day during the year 2010-11	-	-
iv) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act	-	-
v) The amount of interest accrued during the year and remaining unpaid at the end of the year	-	-

Notes forming an integral part of the financial statements

(Rs. In Lakh)

10 Other Current Liabilities

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Secured Current Maturities of Long Term Debt	0.00	1459.27
Interest Accrued But Not Due	4.61	51.06
Advance received for works contract	223.09	70.00
Other Payables		
Booking Advances from Members	224.42	3827.96
Statutory Dues Payable	6.61	53.21
Retention Money	7.73	8.73
Others	5.09	8.54
	471.55	5478.76

11 Short Term Provision

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Provision for taxation	0.20	37.74
	0.20	37.74

13 Non Current Investment

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
FD Investments	34.35	32.07
	34.35	32.07

14 Long Term Loans And Advances

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Unsecured - Considered Good		
Capital Advances		-
Loans and Advances	18.20	17.23
Security deposits	21.58	24.50
	39.77	41.73

15 Inventories

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Finished Goods	30.18	30.18
Construction Work-in-Progress	3290.33	9897.00
	3320.51	9927.18

Notes forming an integral part of the financial statements

(Rs. In Lakh)

16 Trade Receivables

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Unsecured-Considered Good		
More than six months	0.00	1800.42
Others	1413.00	289.19
	1413.00	2089.61

17 Cash & Cash Equivalents

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Cash in hand	0.83	1.92
Balance with banks		
in Current Account	108.24	69.82
in FD Account	0.00	92.83
	109.07	164.57

18 Short Term Loans & Advances

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Unsecured, considered good		
Advance given to Related parties	69.40	60.20
Advance given to vendors	163.69	308.62
Advance to others	22.00	0.00
	255.09	368.82

19 Other Current Assets

Particulars	AS AT 31/03/2021	AS AT 31/03/2020
Balances with government authorities	415.54	375.98
Others		
Prepaid Expenses	3.05	3.70
Other Receivables	13.35	20.64
	431.94	400.32

Notes forming an integral part of the financial statements

12 Fixed Assets

NAME OF ASSET	GROSS BLOCK			DEPRECIATION FUND					NET BLOCK OF ASSET AS ON 31/03/2021 (Rs.)	NET BLOCK OF ASSET AS ON 31/03/2020 (Rs.)	
	OPENING BLOCK	ADDITION	SALES	CLOSING BLOCK	OPENING BALANCE	Addition		SALES/ADJ USTMENT			CLOSING BALANCE
						1st Half	2nd Half				
TANGIBLE ASSETS											
Company (Head Office)											
Furniture	17.55	-	-	17.55	11.21	0.86	0.86	1.72	-	12.93	4.62
Plant & Machinery	164.23	-	-	164.23	48.68	6.10	6.10	12.21	-	60.89	103.34
Vehicle	28.75	-	-	28.75	11.53	1.69	1.69	3.37	-	14.90	13.85
Electric Equipment	32.08	-	-	32.08	10.42	1.52	1.52	3.04	-	13.46	18.62
Office Equipment	15.43	0.89	-	16.32	6.75	1.50	1.53	3.03	-	9.79	6.53
Air Conditioner	16.49	1.41	-	17.90	9.68	1.06	1.13	2.18	-	11.86	6.03
Computer	21.40	0.95	-	22.35	18.89	0.71	0.57	1.29	-	20.18	2.17
TOTAL (A)	295.93	3.25	-	299.18	117.17	13.45	13.40	26.84	-	144.01	155.16
First Club	-	-	-	-	-	-	-	-	-	-	-
Building	457.04	-	-	457.04	50.62	7.22	7.22	14.43	-	65.05	391.99
Furniture	152.72	-	-	152.72	60.80	9.04	9.04	18.09	-	78.89	73.83
Plant & Machinery	43.71	-	-	43.71	9.16	1.38	1.38	2.76	-	11.92	31.79
Electric Equipment	109.75	-	-	109.75	34.89	5.20	5.20	10.40	-	45.29	64.46
TOTAL (B)	763.22	-	-	763.22	155.47	22.84	22.84	45.68	-	201.15	562.08
INTANGIBLE ASSETS	-	-	-	-	-	-	-	-	-	-	-
Software	10.66	-	-	10.66	10.12	0.00	0.00	0.00	-	10.13	0.53
TOTAL (C)	10.66	-	-	10.66	10.12	0.00	0.00	0.00	-	10.13	0.53
TOTAL (A+B+C)	1,069.81	3.25	-	1,073.06	282.76	36.29	36.24	72.53	-	355.29	717.77
											787.05

Notes forming an integral part of the financial statements

20 Revenue From Operations

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Sale of Real Estate Developments	7930.46	5788.06
Sale of Service	558.86	393.79
	8489.32	6181.85
Other Operating Revenues		
Rent Income	16.15	27.10
Other Income	0.23	3.54
	16.38	30.64
	8505.69	6212.49

21 Other Income

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Interest Received	5.70	9.50
Foreign Transaction Gain	0.21	-
Sundry Balances Written off	4.95	0.00
Excess provision no longer required written back	0.00	1.00
Miscellaneous Income	3.23	-
	14.09	10.50

22 Cost of Material Consumed

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Inventories at the beginning of the year	0.00	-
Add: Purchases	577.99	1941.50
Less: Inventories at the end of the year	0.00	-
Cost of Materials Consumed	577.99	1941.50

Notes forming an integral part of the financial statements

23 Changes In Inventories

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Inventories at the beginning of the year		
Finished Goods	30.18	30.18
Construction Work-in-Progress	9897.00	11222.94
	9927.18	11253.12
Inventories at the end of the year		
Finished Goods	30.18	30.18
Construction Work-in-Progress	3290.33	9897.00
	3320.51	9927.18
Changes In Inventories	6606.67	1325.94

24 Employee Benefit Expenses

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Salaries, Bonus and Allowances	98.56	162.67
Contribution to Provident and Other Funds	1.16	2.25
Staff Welfare expenses	3.94	8.40
	103.65	173.32

25 Finance Cost

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Interest Expense	189.15	617.60
Other Borrowing Cost	9.67	29.40
	198.82	647.00

Notes forming an integral part of the financial statements

26 Other Expenses

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
Advertising and marketing expenses	3.78	19.63
Brokerage expense	12.56	53.15
Legal expenses	123.99	108.37
Site related expenses	84.94	173.73
Professional Fees	49.90	63.93
Conveyance and travelling expenses	22.36	34.42
Statutory Payments and Compliance related expenses	393.02	39.67
Stationary expenses	1.96	3.60
Communication expenses	1.07	1.48
Payment to the Auditor(refer note 26a)	2.50	3.00
Office expenses	1.91	10.90
Donation expenses	1.00	1.66
Insurance expenses	9.90	3.56
Repair & Maintenance expenses	7.57	1.99
Prior Period expenses	0.33	0.61
Rent expenses	28.77	32.28
Labour expenses	196.80	1368.11
Security expenses	16.61	15.67
Miscellaneous. expenses	0.06	0.56
	959.04	1936.32

26A Payment to the auditor

Particulars	For The Period Ended on March 31, 2021	For The Period Ended on March 31, 2020
(a) As an auditor		
Statutory Audit Fees	1.00	1.50
Internal Audit Fees	1.00	1.00
(b) For Taxation Matters		
Tax Audit Fees	0.50	0.50
	2.50	3.00

Note No. 1

Significant Accounting Policies:

1. Corporate Information:

ART NIRMAN LIMITED (“the Company”) having CIN: L45200GJ2011PLC064107 was incorporated on February 19, 2011 as a Private Limited company under the Companies Act, 1956, with Registrar of Companies, Ahmedabad. The Company was later on converted into a Public Company w.e.f. September 2, 2016 and has its registered office at 410, JBR Arcade, Science City Road, Sola Ahmedabad 380060, Gujarat, India. The Company’s equity shares are listed on The National Stock Exchange of India Limited (NSE) Emerge Platform. The Company is engaged in the business of real estate development and allied activities.

2. Basis of Preparation of Financial Statements:

The Financial Statements of the Company have been prepared and presented under the historical cost convention and on the accrual basis in accordance with Generally Accepted Accounting Principles (GAAP) in India. GAAP comprises Accounting Standards notified by the Central Government of India under section 133 of the Companies Act, 2013, other pronouncements of Institute of Chartered Accountants of India, the provisions of Companies Act, 2013 and guidelines issued by Securities and Exchange Board of India.

The financial statements are presented in Indian Rupee (“INR”) and all values are rounded to the nearest INR Lakh, except when otherwise indicated.

3. Use of Estimates and judgements :

The preparation of the financial statements is in conformity with Generally Accepted Accounting principles require management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosures relating to contingent liabilities as at the Balance Sheet date and the reported amounts of income and expenses during the year. Actual results may differ from those estimates. Difference between the actual results and the estimates are recognised in the year in which the results become known/ materialise.

4. Property, plant and equipment and depreciation and amortisation:

(i) Recognition and initial measurement

Property, plant and equipments are stated at cost less accumulated depreciation / amortization and impairment losses, if any.

Cost comprises the purchase price and any attributable / allocable cost of bringing the asset to its working condition for its intended use. The cost also includes direct cost and other related incidental expenses. Revenue earned, if any, during trial run of assets is adjusted against cost of the assets. Cost also includes the cost of replacing part of the plant and equipments.

Borrowing costs relating to acquisition / construction / development of tangible assets, which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

When significant components of property and equipments are required to be replaced at intervals, recognition is made for such replacement of components as individual assets with specific useful life and depreciation, if these components are initially recognised as separate asset. All other repair and maintenance costs are recognised in the Statement of Profit and Loss as incurred.

(ii) Subsequent measurement (depreciation and useful lives)

Depreciation is provided from the date the assets are put to use, on straight line basis as per the useful life of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

(iii) De-recognition

PPE are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the Statement of Profit and Loss in the period of de-recognition.

5. *Intangible assets*

(i) Recognition and initial measurement

Intangible assets are stated at cost less accumulated amortisation and impairment losses, if any. Cost comprises the acquisition price, development cost and any attributable / allocable incidental cost of bringing the asset to its working condition for its intended use.

(ii) Subsequent measurement (Amortisation)

All intangible assets with its useful life are amortised on a straight line basis over the estimated useful life.

The carrying amount of intangible asset is reviewed at each financial year end for impairment based on internal /external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

Gain or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

6. *Inventory*

Inventories comprising of completed units are valued at lower of cost or net realisable value and Inventories comprising of construction work-in-progress are valued at cost. Construction work-in-progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Group.

7. *Provisions and contingent liabilities*

A provision is recognised when the Group has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for:

- i) possible obligations which will be confirmed only by future events not wholly within the control of the Group; or

- ii) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

8. *Leases*

Leases under which the company assumes substantially all the risks and rewards of ownership are classified as finance leases. When acquired, such assets are capitalized at fair value or present value of the minimum lease payments at the inception of the lease, whichever is lower. Lease under which the risks and rewards incidental to ownership are not transferred to lessee is classified as operating lease. Lease payments under operating leases are recognized as an expense on a straight line basis in net profit in the statement of profit and loss over the lease term.

9. *Borrowing costs*

Borrowing costs that are directly attributable to the acquisition / construction of qualifying assets or for long - term project development are capitalised as part of their costs.

Borrowing costs are considered as part of the asset cost when the activities that are necessary to prepare the assets for their intended use are in progress.

Borrowing costs consist of interest and other costs that incurs in connection with the borrowing of funds. Other borrowing costs are recognised as an expense, in the period in which they are incurred.

10. *Segment Reporting*

The Company has only one segment i.e "Real Estate". Hence there are no reportable segments under AS-17. During the year under Report, the company has carried out all the business operations in india. The conditions prevailing in India being uniform, no separate geographic disclosure are considered necessary Hence segment reporting is not required.

11. *Cash and cash equivalents*

Cash and cash equivalent in the financial statement comprise cash at banks and on hand, demand deposit and short-term deposits, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short term deposits, as defined above.

12. Employee benefits

i) Short term employee benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

ii) Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund and Employee State Insurance Corporations are expensed as the related service is provided.

iii) Defined Benefit Plans

The liability for the Gratuity is debited to the Profit & Loss Account is charged as and when the liability is crystalized and paid and to that extent AS-15 is deviated. However its effect on financial statements is not material.

13. Revenue Recognition

The revenue from the project related to real estate developments is recognized on the basis of conveyance deed executed with the members of the scheme and possession given to the members, on a year to year basis in pursuance of Accounting Standard – 9 (AS-9) and Guidance Note on Real Estate Developers (Revised), 2012, issued by ICAI.

The revenue from the Works Contract related projects is recognized as per the terms and conditions of the “Works Contract Agreement” and accordingly periodic invoices are raised.

Interest Income is recognized on time proportion basis taking into account outstanding balance and rate of interest agreed upon with the parties.

14. Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the statement of profit and loss.

i) Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

ii) Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities

iii) Minimum Alternative Tax (MAT)

MAT credit is recognised as a deferred tax asset only when and to the extent there is convincing evidence that the Company will pay normal tax during specified period. MAT credit is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

15. Earnings per Share

i) Basic Earnings Per Share

Basic earnings per share are computed by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

	March 31, 2021	March 31, 2020
Profit attributable to ordinary shareholders (basic) (Rs. In lakh)	2.04	81.66
Profit for the year, attributable to ordinary shareholders of the Company	2.04	81.66

Weighted average number of ordinary shares (basic)		
Weighted average number of equity shares at the beginning of the year	24956000	12176000
Add: Weighted average number of warrants converted into equity shares during the year	0.00	11715000
Weighted average number of equity shares outstanding at the end of the year	24956000	23891000
Basic Earnings Per Share	0.01	0.34

ii) Diluted Earnings Per Share

Diluted earnings per share is computed by taking into account weighted average number of equity shares outstanding during the period and the weighted average number of equity shares which would be issued on conversion of all the dilutive potential equity shares.

	March 31, 2021	March 31, 2020
Profit attributable to ordinary shareholders (diluted) (Rs. In lakh)	2.04	81.66
Profit for the year, attributable to ordinary shareholders of the Company	2.04	81.66
Weighted average number of ordinary shares (diluted)		
Weighted average number of equity shares outstanding (basic)	24956000	23891000
Add: Weighted average effect of potential equity shares		-
	24956000	23891000
Diluted Earnings Per Share	0.01	0.34

16. Related party Disclosures

i) List of related parties:

(a) Key Management Personnel and their relatives:

- Mr. Ashokkumar Raghuram Thakker
- Mrs. Dharmisthaben Ashokkumar Thakkar
- Mr. Piyushkumar C. Thakkar
- Mr. Chetan Kumar Modi

(b) Entities where key management personnel have significant influence:

- Art Club Pvt Ltd
- DAT Hotels and Resorts Private Limited
- Dhara Developers

ii) Related Party Transactions:

For the Financial year ended 2020-21

(Amt in Lakhs)

Sr. No.	Name of Related party	Relation	Nature of Transaction	Transaction Amount
1	Ashok R. Thakker	Director	Office Rent Expense	24.62
2	Ashok R. Thakker	Director	Remuneration	12.00
3	Ashok R. Thakker	Director	Unsecured Loan Taken	931.30
4	Ashok R. Thakker	Director	Repayment	958.00
5	Ashok R. Thakker	Director	Interest Paid	18.90
6	Dharmistha A. Thakkar	Director	Land Rent Expense	5.89
7	Dharmistha A. Thakkar	Director	Unsecured Loan Taken	5.50
8	Piyush C. Thakkar	Director	Creditors - reimbursement of Exp	37.48
9	Piyush C. Thakkar	Director	Remuneration	7.70
10	Piyush C. Thakkar	Director	Unsecured Loan Taken	83.50
11	Piyush C. Thakkar	Director	Repayment	373.00
12	ART Club Pvt Ltd	Sister Concern Company	Works Contract	659.44
13	ART Club Pvt Ltd	Sister Concern Company	Rent Income	18.59
14	ART Club Pvt Ltd	Sister Concern Company	Advance for work contract	2182.98
15	ART Club Pvt Ltd (Security Deposit)	Sister Concern Company	Security Deposit Repaid	646.17
16	ART infocom LLP	Sister Concern Company	Material Purchase	20.94
19	Dhara Developers	Directors concern firm	Works Contract Deposit Paid	1421.65
20	Autoscale Techno Legal Consultancy Pvt Ltd	Independent Director Having 80% Holding	Rera Professional Fee	1.07

- 17.** The Director General of Goods & Services Tax Intelligence Zonal Unit, Ahmedabad, conducted search in the premises of the company on 12/10/2018 and impounded certain material. The investigation is not yet concluded and the company is submitting requisite explanation from time to time to the department and hence no effect has been given in the financials being reported herewith as effects of the outcome could not be ascertained under AS 29.

- 18.** The figures of the previous period/year have been regrouped/recast/reclassified wherever considered necessary to conform to the current year's presentation.

For, Arpan Shah & Associates
Chartered Accountants
FRN No: 125049W

For and on behalf of the Board of
ART NIRMAN LIMITED

CA Arpan Shah
Proprietor
Membership No: 116736
UDIN: 21116736AAAACX9493

Ashokkumar Thakker
Chairman & MD
(DIN: 02842849)

Piyushkumar Thakkar
Executive Director
(DIN: 07555460)

PLACE: AHMEDABAD
Date: 31/07/2021

Chetan Kumar Modi
Chief Financial Officer

Yesha Shah
Company Secretary

Art Nirman Limited

410, JBR Arcade, Science City Road,
Sola, Ahmedabad – 380060, Gujarat,
India

Email id: cs@artnirman.com

Website: www.artnirman.com CIN:

L45200GJ2011PLC064107

10th Annual General Meeting – 25th September 2021.**ATTENDANCE SLIP**

This attendance slip duly filled in is to be handed over at the entrance of the meeting hall. For

Demat Shares:

For Physical Shares:

DP ID:	Regd. Folio No.
Client ID:	Nos. of Shares held:

Full Name of the Member attending:

Name of the proxy:

(To be filled in if proxy has been duly deposited with the Company)

I, hereby record my presence at the 10th Annual General Meeting of the company to be held on Saturday, 25th September 2021 at 11.00 a.m. at Club Babylon, S P Road, Nr. Science City Circle, Bhadaj, Ahmedabad-380060, Gujarat, India.

(Members' / Proxy's signature)

(To be signed at the time of handing over this slip)

*Persons attending the Annual General Meeting are required to bring their Annual Report.

Art Nirman Limited

410, JBR Arcade, Science City Road,
Sola, Ahmedabad – 380060, Gujarat,
India

Email id: cs@artnirman.com

Website: www.artnirman.com CIN:

L45200GJ2011PLC064107

10th Annual General Meeting – 25th September, 2021 PROXY**FORM**

[Pursuant to section 105 (6) of the Companies Act, 2013 and rule 19 (3) of the Companies
(Management and Administration) Rules, 2014]

Name of the member (s):

Registered

address:

E-mail Id: _____

Folio

No./

Client

Id:

DP Id: _____

I/ We, being the member of _____ Equity shares of Art Nirman Limited, hereby
appoint:

Name:	Email id:
Address:	Signature:

Or failing him/ her:

Name:	Email id:
Address:	Signature:

Or failing him/ her:

Name:	Email id:
Address:	Signature:

as my/ our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 10th **Annual General Meeting** of the Company, to be held on the Saturday, 25th September 2021 at 11.00 a.m. at Club Babylon, S P Road, Nr. Science City Circle, Bhadaj, Ahmedabad 380060, Gujarat, India and at any adjournment thereof in respect of such resolutions as are indicated overleaf:

Sr. No	Resolution	Vote – Refer Note 4		
		For	Against	Abstain
	ORDINARY BUSINESS			
1	Adoption of the Financial Statements of the Company and reports of the Auditors and the Directors thereon.			
2	Re-appoint Mr. Piyushkumar Thakkar (DIN: 07555460) as director of the company who is liable for retire by rotation.			
	SPECIAL BUSINESS			
3	Approval for giving loans, guarantee, security making investments, u/s 185 of Companies Act, 2013.			
4	Approval of Members for increase in the limits applicable for making investments / extending loans and giving guarantees or providing securities in connection with loans to Persons / Bodies Corporate u/s 186 of the Companies Act, 2013.			
5	Regularization of Mr. Chintan Bhatt (DIN: 09289074) as an Independent Non-Executive Director of the Company.			

Signed this _____ day of _____, 2021

Signature of Member(s)

Signature of Proxy Holder

Affix Revenue
Stamp of not
less than Re.
1/-

Notes:

1. For the resolutions, Explanatory Statement and Notes, please refer to the Notice of the 10th Annual General Meeting.
2. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
3. A Proxy need not be a member of the Company.
4. It is optional to indicate your preference. If you leave 'for', 'against' or 'abstain' column blank against any or all of the resolutions, your proxy will be entitled to vote in any manner as he/she may deem appropriate.

This page intentionally left blank

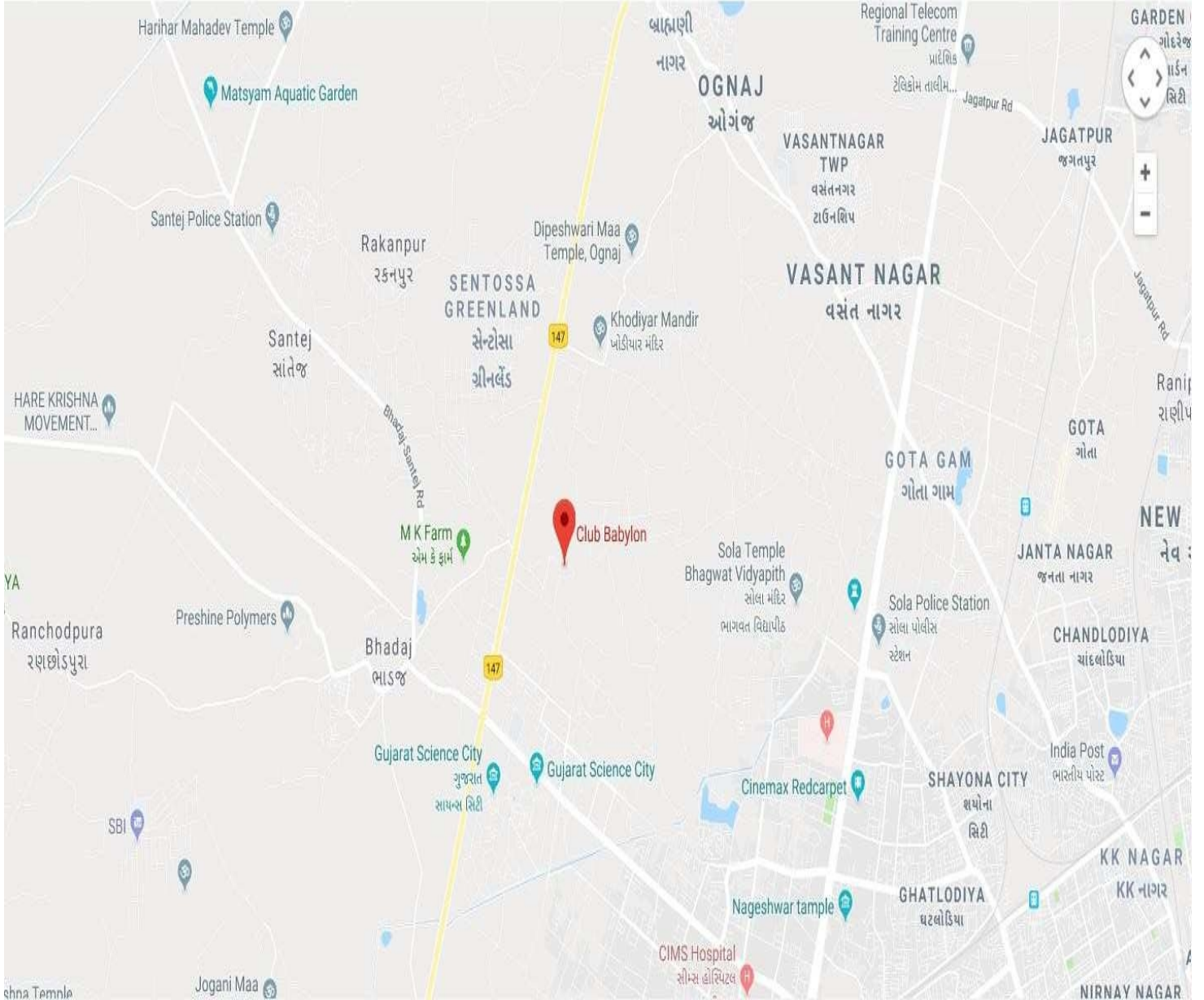
ART NIRMAN LIMITED

Route map to AGM

:Venue:

Club Babylon, S.P. Road, Nr.Science City Circle, Bhadaj, Ahmedabad - 380 060, Gujarat, India

Time: 11.00 A.M.



Art Nirman Limited

410, JBR Arcade, Science City Road,
Sola, Ahmedabad – 380060,
Gujarat, India.

