

## **INDEPENDENT AUDITOR'S REPORT**

To the Members of Oberoi Constructions Limited

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

#### **Opinion**

We have audited the accompanying Ind AS financial statements of Oberoi Constructions Limited ("the Company"), which comprise the Balance sheet as at March 31 2021, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Ind AS 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 Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("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, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

#### **Basis for Opinion**

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

#### **Other Information**

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

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

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## **Responsibilities of Management for the Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to Ind AS financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - (e) On the basis of the written representations received from the Directors as on March 31, 2021 taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 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 with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
  - (g) In our opinion, the managerial remuneration for the year ended March 31, 2021 has been paid/provided by the Company to its Directors in accordance with the provisions of section 197 read with Schedule V to the Act;
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 37 to the Ind AS financial statements;
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **S R B C & C O L L P**  
Chartered Accountants  
ICAI Firm Registration Number: 324982E/E300003

**per Vinayak Pujare**  
Partner  
Membership Number: 101143  
UDIN: 21101143AAAABS4636  
Place of Signature: Mumbai  
Date: May 14, 2021

**Annexure 1 referred to in paragraph 1 under the heading “Report on Other Legal and Regulatory Requirements” of our report of even date**

Re: Oberoi Constructions Limited ('the Company')

- (i)
  - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
  - (b) Fixed assets have been physically verified by the management during the year and no material discrepancies were identified on such verification.
  - (c) According to the information and explanations given by the management, the title deeds of immovable properties included in property, plant and equipment/ investment properties are held in the name of the Company.
- (ii) The management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on such physical verification. There was no inventory lying with third parties.
- (iii)
  - (a) The Company has granted unsecured interest free loan to one Company covered in the register maintained under section 189 of the Companies Act, 2013. In our opinion and according to the information and explanations given to us, the terms and conditions of the grant of such loans are not prejudicial to the Company's interest.
  - (b) The Company has granted loans to the parties covered in the register maintained under section 189 of the Companies Act, 2013. The loans granted are re-payable on demand. We are informed that the Company has not demanded repayment of any such loan during the year, and thus, there has been no default on the part of the parties to whom the money has been lent.
  - (c) There is no amount of loans granted to companies, firm or other parties listed in the register maintained under section 189 of the Companies Act, 2013 which are outstanding for more than ninety days.
- (iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act 2013 in respect of loans to Directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the company.
- (v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to the manufacture or service of construction activities, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.
- (vii)
  - (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other statutory dues applicable to it.
  - (b) According to the information and explanations given to us and audit procedures performed by us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, duty of custom, goods and service tax, cess and other statutory dues were

outstanding, at the year end, for a period of more than six months from the date they became payable.

- (c) According to the records of the Company, the dues outstanding of income-tax, service tax, customs duty, value added tax and property tax on account of any dispute, are as follows:

Name of the Statute	Nature of dues	Amount (in lakhs)	Financial Year to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax and Interest	160.01	2009-10	Hon'ble High Court
Maharashtra Goods and Services Tax Act, 2017	VAT, Interest and Penalty	300.84	2015-16 to 2017-18	Deputy Commissioner of Sales Tax, Mumbai
Finance Act, 1994 (Service Tax Provisions)	Service Tax Demand	28.90	2017-18	Goods and Service Tax (Audit-III), Mumbai
Mumbai Municipal Corporation Act, 1888	Property Tax Demand	172.09	2019-20 and 2020-21	Hon'ble High Court

- (viii) In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of dues to a financial institution and bank. The Company did not have any outstanding loans or borrowing in respect of Government or dues to debenture holders during the year.
- (ix) In our opinion and according to the information and explanations given by the management, the Company has utilized the monies raised in the nature of term loans for the purposes for which they were raised.
- (x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.
- (xi) According to the information and explanations given by the management, the managerial remuneration has been paid/provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.
- (xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.
- (xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence,

reporting requirements under clause 3(xiv) are not applicable to the Company and, not commented upon.

- (xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with Directors or persons connected with him as referred to in section 192 of Companies Act, 2013.
- (xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For **SRBC & COLLP**  
Chartered Accountants  
ICAI Firm Registration Number: 324982E/E300003

**per Vinayak Pujare**  
Partner  
Membership Number: 101143  
UDIN: 21101143AAAABS4636  
Place of Signature: Mumbai  
Date: May 14, 2021

**Annexure 2 to the Independent Auditor's Report of even date on the Financial Statements of Oberoi Constructions Limited**

Re: Oberoi Constructions Limited ('the Company')

**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 with reference to Ind AS financial statements of Oberoi Constructions Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

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

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). 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 the 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.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these Ind AS financial statements 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, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. 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 with reference to these Ind AS financial statements 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 with reference to these Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

**Meaning of Internal Financial Controls With Reference to these Financial Statements**

A company's internal financial controls with reference to financial statements 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 controls with reference to financial statements 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

authorisations of management and Directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls With Reference to Financial Statements**

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**Opinion**

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Ind AS financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 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 issued by the ICAI.

For **S R B C & C O L L P**

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

**per Vinayak Pujare**

Partner

Membership Number: 101143

UDIN: 21101143AAAABS4636

Place of Signature: Mumbai

Date: May 14, 2021

**Oberoi Constructions Limited**  
**BALANCE SHEET**

(Rs. in Lakh)

AS AT	Note	March 31, 2021	March 31, 2020
<b>ASSETS</b>			
<b>I) Non-current assets</b>			
a) Property, plant and equipment	2	615.25	733.56
b) Capital work in progress	3	23.97	23.97
c) Investment properties	4	17,261.20	18,020.53
d) Intangible assets	5	-	-
e) Financial assets			
i) Investments	6	1,31,812.00	1,95,857.92
ii) Other financial assets	7	386.97	1,508.95
f) Deferred tax assets (net)	8	6,672.30	9,301.40
g) Other non-current assets	9	183.88	183.55
		<b>1,56,955.57</b>	<b>2,25,629.88</b>
<b>II) Current assets</b>			
a) Inventories	10	1,57,861.82	1,69,690.83
b) Financial assets			
i) Investments	11	1,275.43	665.89
ii) Trade receivables	12	4,489.95	4,676.70
iii) Cash and cash equivalents	13	2,034.06	3,150.08
iv) Bank balances other than (iii) above	14	1,416.90	182.17
v) Loans	15	7.01	7.11
vi) Other financial assets	7	0.12	-
c) Current tax assets (net)	16	382.45	262.66
d) Other current assets	9	50,335.96	31,084.11
		<b>2,17,803.70</b>	<b>2,09,719.55</b>
<b>TOTAL ASSETS (I+II)</b>		<b>3,74,759.27</b>	<b>4,35,349.43</b>
<b>EQUITY AND LIABILITIES</b>			
<b>I) Equity</b>			
a) Equity share capital	17	510.00	510.00
b) Other equity	18	2,08,439.74	1,99,725.33
		<b>2,08,949.74</b>	<b>2,00,235.33</b>
<b>II) Liabilities</b>			
<b>i) Non-current liabilities</b>			
a) Financial liabilities			
i) Trade payables	19		
a) Total outstanding dues of micro enterprises and small enterprises		507.53	460.97
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		505.11	660.02
ii) Other financial liabilities	20		
i) Capital creditors			
a) Total outstanding dues of micro enterprises and small enterprises		-	58.99
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		-	109.65
b) Provisions	21	19.75	21.22
		<b>1,032.39</b>	<b>1,310.85</b>
<b>ii) Current liabilities</b>			
a) Financial liabilities			
i) Borrowings	22	1,45,191.09	2,15,564.52
ii) Trade payables	19		
a) Total outstanding dues of micro enterprises and small enterprises		609.19	185.87
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		1,482.58	1,133.50
iii) Other financial liabilities	20		
i) Capital creditors			
a) Total outstanding dues of micro enterprises and small enterprises		39.39	29.82
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		91.86	80.09
ii) Others		3,301.33	2,988.87
b) Other current liabilities	23	14,036.83	13,817.44
c) Provisions	21	1.26	3.14
d) Current tax liabilities (net)	24	23.61	-
		<b>1,64,777.14</b>	<b>2,33,803.25</b>
<b>TOTAL LIABILITIES (i+ii)</b>		<b>1,65,809.53</b>	<b>2,35,114.10</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>		<b>3,74,759.27</b>	<b>4,35,349.43</b>

Significant accounting policies  
The accompanying notes form an integral part of the financial statements

As per our report of even date  
**For S R B C & CO LLP**  
Chartered Accountants  
Firm Registration Number 324982E/E300003

per **Vinayak Pujare**  
Partner  
Membership No.: 101143

**For and on behalf of the Board of Directors**

**Vikas Oberoi**  
Managing Director  
DIN 00011701

**Bindu Oberoi**  
Whole-time Director  
DIN 00837711

**Bhaskar Kshirsagar**  
Company Secretary  
M No. A19238

Mumbai, May 14, 2021

Mumbai, May 14, 2021

**Oberoi Constructions Limited**  
**STATEMENT OF PROFIT AND LOSS**

(Rs. in Lakh)

<b>FOR THE YEAR ENDED</b>	<b>Note</b>	<b>March 31, 2021</b>	<b>March 31, 2020</b>
<b>INCOME</b>			
Revenue from operations	25	44,226.10	59,238.72
Other income	26	132.03	746.93
<b>Total revenue</b>	<b>(A)</b>	<b>44,358.13</b>	<b>59,985.65</b>
<b>EXPENSES</b>			
Operating costs	27	13,073.83	50,426.60
Changes in inventories	28	11,829.01	(25,488.29)
Employee benefits expense	29	385.99	367.04
Finance cost	30	3,161.09	2,431.13
Depreciation and amortisation	31	862.56	883.96
Other expenses	32	1,183.41	1,462.06
<b>Total expenses</b>	<b>(B)</b>	<b>30,495.89</b>	<b>30,082.50</b>
<b>Profit before tax</b>	<b>(A-B)</b>	<b>13,862.24</b>	<b>29,903.15</b>
<b>Tax expense</b>			
Current tax		6,489.08	8,972.10
Deferred tax		(1,477.03)	(230.71)
Adjustments of tax relating to earlier years (net)		154.81	(0.10)
<b>Profit after tax</b>	<b>(C)</b>	<b>8,695.38</b>	<b>21,161.86</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to profit or loss in subsequent year</b>			
Re - measurement gains/(losses) on defined benefit plans		29.26	15.87
Income tax effect on above		(10.23)	(5.55)
<b>Total other comprehensive income/(expenses) for the year net of tax</b>	<b>(D)</b>	<b>19.03</b>	<b>10.33</b>
<b>Total comprehensive income for the year (Comprising profit/(loss) and other comprehensive income for the year)</b>	<b>(C+D)</b>	<b>8,714.41</b>	<b>21,172.19</b>
<b>Earnings per equity share (face value of Rs.10)</b>			
- Basic (in Rs.)	33	170.50	414.94
- Diluted (in Rs.)		170.50	414.94

Significant accounting policies  
The accompanying notes form an integral part of the financial statements

As per our report of even date  
**For S R B C & CO LLP**  
Chartered Accountants  
Firm Registration Number 324982E/E300003

**per Vinayak Pujare**  
Partner  
Membership No.: 101143

**For and on behalf of the Board of Directors**

**Vikas Oberoi**                      **Bindu Oberoi**  
Managing Director                  Whole-time Director  
DIN 00011701                          DIN 00837711

**Bhaskar Kshirsagar**  
Company Secretary  
M No. A19238

Mumbai, May 14, 2021

Mumbai, May 14, 2021

**Oberoi Constructions Limited**

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED**

**A. Equity Share Capital**

Particulars	Note	(Rs. in Lakh)
		Amount
As at April 1, 2019	17	510.00
Change in equity share capital		-
As at March 31, 2020	17	510.00
Change in equity share capital		-
<b>As at March 31, 2021</b>	17	<b>510.00</b>

**B. Other Equity**

Particulars	Note	Reserves and Surplus				(Rs. in Lakh)
		Retained earnings	Securities premium	Equity component of financial instrument	General reserve	Total
<b>A. Balance as at April 1, 2020</b>	18	1,83,548.65	2,685.58	1,594.51	11,896.59	1,99,725.33
<b>Changes during the year</b>						
Profit for the year		8,695.38	-	-	-	8,695.38
<b>Other comprehensive income</b>						
Remeasurement of the net defined benefit plans, net of taxes		19.03	-	-	-	19.03
<b>B. Total changes during the year</b>		<b>8,714.41</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,714.41</b>
<b>(A+B) Balance as at March 31, 2021</b>	18	<b>1,92,263.06</b>	<b>2,685.58</b>	<b>1,594.51</b>	<b>11,896.59</b>	<b>2,08,439.74</b>

Particulars	Note	Reserves and Surplus				(Rs. in Lakh)
		Retained earnings	Securities premium	Equity component of financial instrument	General reserve	Total
<b>A. Balance as at April 1, 2019</b>	18	1,62,991.29	2,685.58	1,594.51	11,896.59	1,79,167.97
<b>Changes during the year</b>						
Dividend (including dividend distribution tax)		(614.83)	-	-	-	(614.83)
Profit for the year		21,161.86	-	-	-	21,161.86
<b>Other comprehensive income</b>						
Remeasurement of the net defined benefit plans, net of taxes		10.33	-	-	-	10.33
<b>B. Total changes during the year</b>		<b>20,557.36</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,557.36</b>
<b>(A+B) Balance as at March 31, 2020</b>	18	<b>1,83,548.65</b>	<b>2,685.58</b>	<b>1,594.51</b>	<b>11,896.59</b>	<b>1,99,725.33</b>

As per our report of even date

**For S R B C & CO LLP**

Chartered Accountants

Firm Registration Number 324982E/E300003

**per Vinayak Pujare**

Partner

Membership No.: 101143

Mumbai, May 14, 2021

**For and on behalf of the Board of Directors**

**Vikas Oberoi**  
Managing Director  
DIN 00011701

**Bindu Oberoi**  
Whole-time Director  
DIN 00837711

**Bhaskar Kshirsagar**  
Company Secretary  
M No. A19238

Mumbai, May 14, 2021

**Oberoi Constructions Limited**  
**CASH FLOW STATEMENT**

(Rs. in Lakh)

FOR THE YEAR ENDED	March 31, 2021	March 31, 2020
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
<b>Profit before tax as per Statement of Profit and Loss</b>	<b>13,862.24</b>	<b>29,903.15</b>
<b>Adjustments for</b>		
Depreciation and amortisation	862.56	883.95
Interest income (including fair value change in financial instruments)	(115.42)	(323.73)
Interest expenses (including fair value change in financial instruments)	3,161.09	2,431.14
Dividend income	-	(12.76)
Profit on sale of investments (net)	(16.09)	(383.37)
(Gain)/Loss from foreign exchange fluctuation (net)	(0.15)	4.16
(Gain)/Loss on sale/discarding of property, plant and equipment (net)	18.41	(0.98)
Sundry balances written off/(back)	72.96	(26.11)
<b>Operating cash profit before working capital changes</b>	<b>17,845.60</b>	<b>32,475.45</b>
<b>Movement for working capital</b>		
Increase/(decrease) in trade payables	591.24	(6,712.29)
Increase/(decrease) in financial liabilities	312.47	27.52
Increase/(decrease) in other liabilities	219.36	(25,723.82)
Increase/(decrease) in provisions	25.91	23.13
Increase/(decrease) in loans	0.10	(0.12)
(Increase)/decrease in other financial assets	(0.12)	-
(Increase)/decrease in other assets	(19,252.19)	(4,354.83)
(Increase)/decrease in trade receivables	186.76	(19.40)
(Increase)/decrease in inventories	11,829.01	(25,488.29)
<b>Cash generated/(used) from operations</b>	<b>11,758.14</b>	<b>(29,772.65)</b>
Direct taxes (paid)/refund (net)	(2,644.16)	(5,714.40)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(A) 9,113.98</b>	<b>(35,487.05)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES:</b>		
(Acquisition)/(adjustments) of property, plant and equipment, investment properties, intangible assets/addition to capital work in progress (net)	(154.30)	(433.43)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	3.69	1.95
Interest received	115.42	323.73
Dividend received	-	12.76
Decrease/(increase) in loans and advances to/for subsidiaries/joint ventures (net)	-	7.08
(Acquisition)/sale of investments (net)	64,043.50	31,280.80
(Increase)/decrease in other assets	(112.75)	4,642.89
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(B) 63,895.56</b>	<b>35,835.78</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Proceeds from short term unsecured borrowings	8,911.05	96,087.00
Repayment of short term unsecured borrowings	(80,295.44)	(1,38,893.50)
Proceeds from short term secured borrowings	2,126.02	70,664.96
Repayment of short term secured borrowings	(1,155.24)	(43,346.88)
Interest paid (gross)	(3,120.91)	(2,414.16)
Dividend paid (including dividend distribution tax)	-	(614.83)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(C) (73,534.52)</b>	<b>(18,517.41)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(A+B+C) (524.98)</b>	<b>(18,168.67)</b>
Add: cash and cash equivalents at the beginning of the year	3,635.17	21,803.84
<b>Cash and cash equivalents at the end of the year</b>	<b>3,110.19</b>	<b>3,635.17</b>

**COMPONENTS OF CASH AND CASH EQUIVALENTS**

AS AT	March 31, 2021	March 31, 2020
Cash on hand	7.03	6.80
Balance with banks	2,005.71	3,143.28
Cheques on hand	21.32	-
Add: Short term liquid investment	1,076.13	485.09
<b>Cash and cash equivalents at the end of the year</b>	<b>3,110.19</b>	<b>3,635.17</b>

**RECONCILIATION STATEMENT OF CASH AND BANK BALANCES**

AS AT	March 31, 2021	March 31, 2020
Cash and cash equivalents at the end of the year as per above	3,110.19	3,635.17
Add: Fixed deposits with banks, having remaining maturity for less than 12 months	1,041.21	-
Add: Fixed deposits with banks (lien marked)	762.66	1,691.12
Less: Fixed deposits with banks, having remaining maturity for more than 12 months	(386.97)	(1,508.95)
Less: Short term liquid investments	(1,076.13)	(485.09)
<b>Cash and bank balance as per Balance Sheet (refer note 13 and 14)</b>	<b>3,450.96</b>	<b>3,332.25</b>

**Obero Constructions Limited**  
**CASH FLOW STATEMENT**

Disclosure as required by Ind AS 7  
Reconciliation of liabilities arising from financing activities

	(Rs. in Lakh)			
<b>March 31, 2021</b>	<b>Opening balance</b>	<b>Cash flows</b>	<b>Non cash changes</b>	<b>Closing balance</b>
Short term secured borrowings	34,155.03	970.79	40.17	35,165.99
Short term unsecured borrowings	1,81,409.49	(71,384.39)	-	1,10,025.10
<b>Total liabilities from financing activities</b>	<b>2,15,564.52</b>	<b>(70,413.60)</b>	<b>40.17</b>	<b>1,45,191.09</b>

	(Rs. in Lakh)			
<b>March 31, 2020</b>	<b>Opening balance</b>	<b>Cash flows</b>	<b>Non cash changes</b>	<b>Closing balance</b>
Short term secured borrowings	6,819.96	27,252.68	82.38	34,155.02
Short term unsecured borrowings	2,24,216.00	(42,806.50)	-	1,81,409.50
<b>Total liabilities from financing activities</b>	<b>2,31,035.96</b>	<b>(15,553.82)</b>	<b>82.38</b>	<b>2,15,564.52</b>

Significant accounting policies

The accompanying notes form an integral part of the financial statements 1

As per our report of even date

**For S R B C & CO LLP**

Chartered Accountants

Firm Registration Number 324982E/E300003

**per Vinayak Pujare**  
Partner  
Membership No.: 101143

**For and on behalf of the Board of Directors**

**Vikas Oberoi**                      **Bindu Oberoi**  
Managing Director              Whole-time Director  
DIN 00011701                      DIN 00837711

**Bhaskar Kshirsagar**  
Company Secretary  
M No. A19238

Mumbai, May 14, 2021

Mumbai, May 14, 2021

# **Oberoi Constructions Limited**

## **Notes Forming Part of Ind AS Financial Statements**

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### **1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES**

#### **1.1 NATURE OF OPERATIONS**

Oberoi Constructions Limited (the ‘Company’ or ‘OCL’), a public limited company is incorporated in India under provisions of the Companies Act applicable in India. The Company is engaged primarily in the business of real estate development.

The Company is headquartered in Mumbai, India. Its registered office is situated at Commerz, 3<sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai- 400 063.

The Ind AS financial statements for the year ended March 31, 2021 were authorised and approved for issue by the Board of Directors on May 14, 2021.

#### **1.2 SIGNIFICANT ACCOUNTING POLICIES**

##### **1.2.1 Basis of preparation**

The Ind AS financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under the Companies (Indian Accounting Standards) Rules 2015 (as amended) and presentation requirements of Division II of Schedule III to the Companies Act, 2013.

The Ind AS financial statements have been prepared on a historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

The Ind AS financial statements are presented in Indian Rupee (“INR”) and all values are presented in INR Lakh and rounded off to the extent of 2 decimals, except when otherwise indicated.

##### **1.2.2 Current/non-current classification**

The Company as required by Ind AS 1 presents assets and liabilities in the Balance Sheet based on current/non-current classification.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Company’s normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects and hospitality business is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

**1.2.3 Foreign currencies****(i) Initial recognition**

Foreign currency transactions are recorded in the functional currency (Indian Rupee) by applying to the foreign currency amount, the exchange rate between the functional currency and the foreign currency on the date of the transaction.

**(ii) Conversion**

All monetary items outstanding at year end denominated in foreign currency are converted into Indian Rupees at the reporting date exchange rate. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

**(iii) Exchange differences**

The exchange differences arising on such conversion and on settlement of the transactions are recognised in the Statement of Profit and Loss.

**1.2.4 Property, plant and equipment (PPE)****(i) Recognition and initial measurement**

Property, plant and equipment are stated at cost less accumulated depreciation/amortisation 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 equipment.

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 equipment 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.

## Oberoi Constructions Limited

### Notes Forming Part of Ind AS Financial Statements

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#### (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.

Building - Temporary structures	3 years
Plant and machinery	15 years
Furniture and fixture	10 years
Electrical installations and equipment	10 years
Office equipment*	5 years
Computers	3 years
Computers Servers	6 years
Vehicles	8 years
Aircraft	20 years

\*Mobile handsets - 3 years

Depreciation method, useful life and residual value are reviewed periodically.

Leasehold land and improvements are amortised on the basis of duration and other terms of lease.

Assets individually costing less than or equal to Rs. 0.05 lakh are fully depreciated in the year of purchase except under special circumstances.

The carrying amount of PPE is reviewed periodically for impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of assets exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

#### (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.

**1.2.5 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 definite useful life are amortized on a straight line basis over the estimated useful lives.

Computer Software	5 years
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The carrying amount of intangible asset is reviewed periodically 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.

**1.2.6 Investment properties****(i) Recognition and initial measurement**

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at cost, including transaction costs. The cost comprises purchase price, borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

**(ii) Subsequent measurement (depreciation and useful lives)**

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer who holds a

## Oberoi Constructions Limited

### Notes Forming Part of Ind AS Financial Statements

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recognised and relevant professional qualification and has experience in the category of the investment property being valued.

Investment Properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any, subsequently. Depreciation is provided from the date the assets are put to use, on straight line method as per the useful life of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013.

Building	60 years
Building - Temporary structures	3 years
Plant and machinery	15 years
Furniture and fixture	10 years
Electrical installations and equipment	10 years
Office equipment*	5 years
Computers	3 years
Lease specific assets and improvements	Over lease period or useful life as prescribed in Schedule II, whichever is lower

\*Mobile handsets – 3 years

For above classes of assets, based on internal assessment, the management believes that the useful lives as given above best represent the period over which management expects to use these assets. Assets individually costing less than or equal to Rs. 0.05 lakh are fully depreciated in the year of purchase except under special circumstances.

Leasehold land and improvements are amortised on the basis of duration and other terms of lease.

The carrying amount of investment properties is reviewed periodically for impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of assets exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

When significant components of investment properties 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.

#### (iii) De-recognition

Investment properties 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.

### **1.2.7 Capital work in progress**

Capital work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditures incurred in respect of capital projects under development and includes any attributable/allocable cost and other incidental expenses. Revenues earned, if any, from such capital project before capitalisation are adjusted against the capital work in progress.

### **1.2.8 Revenue recognition**

#### **(i) Revenue from contracts with customer**

Revenue from contracts with customer is recognised, when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Company is expected to be entitled in exchange for those goods or services. The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Company concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognised.

Revenue is recognised as follows:

#### **Revenue from real estate projects**

The Company recognises revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Company is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Company's performance does not have an alternate use and as per the terms of the contract, the Company has an enforceable right to payment for performance completed till date. Hence the Company transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time. The Company recognises revenue at the transaction price which is determined on the basis of agreement or letter of allotment entered into with the customer. The Company recognises revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation. The Company would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Company recognises revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the

## **Oberoi Constructions Limited**

### **Notes Forming Part of Ind AS Financial Statements**

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actual project cost incurred (excluding land and finance cost) as against the total estimated project cost (excluding land and finance cost ).

The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined.

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in note 1.2.10 Financial instruments – initial recognition and subsequent measurement.

#### **(ii) Revenue from lease rentals and related income**

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rentals is disclosed net of indirect taxes, if any.

#### **(iii) Finance income**

Finance income is recognised as it accrues using the Effective Interest Rate (EIR) method. Finance income is included in other income in the Statement of Profit and Loss.

When calculating the EIR, the Company estimates the expected cash flow by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

## **Oberoi Constructions Limited**

### **Notes Forming Part of Ind AS Financial Statements**

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#### **(iv) Dividend income**

Revenue is recognised when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

#### **(v) Other income**

Other incomes are accounted on accrual basis, except interest on delayed payment by debtors and liquidated damages which are accounted on acceptance of the Company's claim.

### **1.2.9 Leases**

The determination of whether a contract is (or contains) a lease is based on the substance of the contract at the inception of the lease. The contract is, or contains, a lease if the contract provide lessee, the right to control the use of an identified asset for a period of time in exchange for consideration. A lessee does not have the right to use an identified asset if, at inception of the contract, a lessor has a substantive right to substitute the asset throughout the period of use.

The Company accounts for the lease arrangement as follows:

#### **(i) Where the Company is the lessee**

The Company applies single recognition and measurement approach for all leases, except for short term leases and leases of low value assets. On the commencement of the lease, the Company, in its Balance Sheet, recognise the right of use asset at cost and lease liability at present value of the lease payments to be made over the lease term.

Subsequently, the right of use asset are measured at cost less accumulated depreciation and any accumulated impairment loss. Lease liability are measured at amortised cost using the effective interest method. The lease payment made, are apportioned between the finance charge and the reduction of lease liability, and are recognised as expense in the Statement of Profit and Loss.

Lease deposits given are a financial asset and are measured at amortised cost under Ind AS 109 since it satisfies Solely Payment of Principal and Interest (SPPI) condition. The difference between the present value and the nominal value of deposit is considered as prepaid rent and recognised over the lease term. Unwinding of discount is treated as finance income and recognised in the Statement of Profit and Loss.

#### **(ii) Where the Company is the lessor**

The lessor needs to classify its leases as either an operating lease or a finance lease. Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating lease. The Company has only operating lease and accounts the same as follows:

Assets given under operating leases are included in investment properties. Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

Lease deposits received are financial instruments (financial liability) and are measured at fair value on initial recognition. The difference between the fair value and the nominal value of deposits is considered as rent in advance and recognised over the lease term on a straight line basis. Unwinding of discount is treated as interest expense (finance cost) for deposits received and is accrued as per the EIR method.

### **1.2.10 Financial instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Effective Interest Rate (EIR) is the rate that exactly discounts the estimated future cash receipts or payments over the expected life of the financial instruments or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability.

#### **(i) Financial assets**

##### **(a) Initial measurement**

Financial assets are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets (other than financial assets at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset.

##### **(b) Subsequent measurement**

###### **i. Financial assets at amortised cost**

Financial assets are measured at the amortised cost, if both of the following criteria are met:

- a. These assets are held within a business model whose objective is to hold assets for collecting contractual cash flows; and

- b.** Contractual terms of the asset give rise on specified dates to cash flows that are SPPI on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the EIR method. The EIR amortisation is included in other income in the Statement of Profit and Loss. The losses arising from impairment are recognised in the Statement of Profit and Loss.

**ii. Financial assets at fair value through other comprehensive income (FVTOCI)**

Financial assets are classified as FVTOCI if both of the following criteria are met:

- a.** These assets are held within a business model whose objective is achieved both by collecting contractual cash flows and selling the financial assets; and
- b.** Contractual terms of the asset give rise on specified dates to cash flows that are SPPI on the principal amount outstanding.

Fair value movements are recognised in the Other Comprehensive Income (OCI). On de-recognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to the Statement of Profit and Loss.

**iii. Financial assets at fair value through profit or loss (FVTPL)**

Any financial assets, which do not meet the criteria for categorisation as at amortised cost or as FVTOCI, are classified as FVTPL. Gain or losses are recognised in the Statement of Profit and Loss.

**iv. Equity instruments**

Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination are classified as FVTPL, and measured at fair value with all changes recognised in the Statement of Profit and Loss.

**(c) De-recognition**

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

#### **(d) Impairment of financial assets**

The Company follows 'simplified approach' for recognition of impairment loss allowance on:

- i. Trade receivables; and
- ii. All lease receivables resulting from transactions within the scope of Ind AS 116.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss (ECL) at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all cash shortfalls), discounted at the original EIR.

### **(ii) Financial liabilities**

#### **(a) Initial measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings.

#### **(b) Loan and borrowings**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance cost in the Statement of Profit and Loss.

Intercompany loans not repayable on demand are discounted to its present value using incremental borrowing rate applicable to the borrower entity. The difference between the carrying value of the loan and its present value is accounted based on the relationship with the borrower for e.g. in case of subsidiary, the difference is shown as further equity infusion in the subsidiary. The unwinding of discount from the date of loan to the transition date is shown as an income and recognised in "Retained Earnings" of the Lender.

#### **(c) De-recognition**

A financial liability (or a part of a financial liability) is derecognised from the Company's financial statement when the obligation specified in the contract is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

### **(d) Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the financial statement if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

### **(iii) Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- (a)** In the principal market for the asset or liability, or
- (b)** In the absence of a principal market, in the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs:

- i.** Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- ii.** Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- iii.** Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

### 1.2.11 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 and short term liquid investments.

### 1.2.12 Income taxes

#### (i) Current income tax

Current income tax assets and liabilities are measured at the amount expected to be refunded from or paid to the taxation authorities using the tax rates and tax laws that are in force at the reporting date.

Current income tax relating to items recognised outside the Statement of Profit and Loss is recognised outside the Statement of Profit and Loss (either in Other Comprehensive Income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

The Company offsets current tax assets and current tax liabilities where it has a legally enforceable right to set off the recognised amounts and where it intends either to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

#### (ii) Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- (a) When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- (b) In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

Deferred tax relating to items recognised outside the Statement of Profit and Loss is recognised outside the Statement of Profit and Loss. Such deferred tax items are recognised in correlation to the underlying transaction either in Other Comprehensive Income or directly in equity.

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Minimum Alternate Tax ('MAT') paid in a year is charged to the Statement of Profit and Loss as current tax for the year. MAT credit is recognised as deferred tax asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the Company recognises MAT credit as an asset in accordance with Ind AS 12, the said asset is created by way of credit to the Statement of Profit and Loss and shown as "Deferred Tax". The Company reviews the MAT Credit asset at each reporting date and reduces to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the MAT to be utilised.

### **1.2.13 Impairment of non-financial assets**

The carrying amounts of assets are reviewed at each reporting date if there is any indication of 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 fair value less cost of disposals and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Fair value is the price that would be received to sell an asset or paid to transfer a liability in orderly transaction between market participants at the measurement date. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for the Company Cash Generating Unit (CGU) to which the individual assets are

allocated. These budgets and forecast calculations generally cover a period of 5 years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the 5<sup>th</sup> year.

Impairment losses are recognised in the Statement of Profit and Loss in expense categories.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years.

### 1.2.14 Inventories

#### (i) Construction materials and consumables

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to construction are treated as consumed.

#### (ii) Construction work in progress

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

#### (iii) Finished stock of completed projects

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

### 1.2.15 Provisions and contingent liabilities

#### (i) A provision is recognised when:

- (a) The Company has a present obligation (legal or constructive) as a result of a past event;
- (b) It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- (c) A reliable estimate can be made of the amount of the obligation.

#### (ii) If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

- (iii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources. A contingent liability also arises in extreme cases where there is a probable liability that cannot be recognised because it cannot be measured reliably.
- (iv) Where there is a possible obligation or a present obligation such that the likelihood of outflow of resources is remote, no provision or disclosure is made.

#### 1.2.16 Borrowing costs

Borrowing costs that are directly attributable to the acquisition/construction of qualifying assets 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 or sale are in progress.

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

Pursuant to a clarification issued by the International Accounting Standards Board ('IASB') in relation to borrowing costs on real-estate projects where revenue is recognised on percentage of completion basis, the Company has with effect from April 1, 2019 excluded such borrowing costs relating to the post-launch period from its estimates of the balance cost to completion, and the same are now recognised as finance cost in the Statement of Profit and Loss. Consequently, for the year ended March 31, 2020, Finance costs was higher by Rs. 1,863.00 lakh and Operating costs was lower by Rs. 393.00 lakh.

#### 1.2.17 Segment reporting

Based on the "management approach" as defined in Ind AS 108 Operating Segments, the Chairman and Managing Director/Chief Financial Officer evaluates the Company's performance based on an analysis of various performance indicators by business segment. Segment revenue and expense include amounts which can be directly attributable to the segment and allocable on reasonable basis. Segment assets and liabilities are assets/liabilities which are directly attributable to the segment or can be allocated on a reasonable basis. Income/expenses/assets/liabilities relating to the enterprise as a whole and not allocable on a reasonable basis to business segments are reflected as unallocated income/expenses/assets/liabilities.

**1.2.18 Employee benefits**

**(i) Defined contribution plans**

Retirement benefits in the form of contribution to provident fund and pension fund are charged to the Statement of Profit and Loss.

**(ii) Defined benefit plans**

Gratuity is in the nature of a defined benefit plan.

Provision for gratuity is calculated on the basis of actuarial valuations carried out at the reporting date and is charged to the Statement of Profit and Loss. The actuarial valuation is computed using the projected unit credit method.

Re-measurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the financial statement with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to the Statement of Profit and Loss in subsequent periods.

**(iii) Other employee benefits**

Leave encashment is recognised as an expense in the Statement of Profit and Loss as and when they accrue. The Company determines the liability using the projected unit credit method, with actuarial valuations carried out as at the reporting date. Actuarial gains and losses are recognised in the Statement of Other Comprehensive Income.

**1.2.19 Earnings per share**

Basic earnings per share is calculated by dividing the net profit/(loss) for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the net profit/(loss) for the year attributable to equity shareholders and the weighted average numbers of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

**1.3 USE OF JUDGEMENTS AND ESTIMATES**

The preparation of Ind AS financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the reported amounts of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and underlying assumptions are reviewed at each reporting date. Any revision to accounting estimates and assumptions are recognised prospectively i.e. recognised in the period in which the estimate is revised and future periods affected.

**1.3.1 Significant management judgements**

The following are significant management judgements in applying the accounting policies of the Company that have a significant effect on the financial statements:

**(i) Revenue recognition from sale of premises**

Revenue is recognised only when the Company can measure its progress towards complete satisfaction of the performance obligation. The measurement of progress is estimated by reference to the stage of the projects determined based on the proportion of costs incurred to date (excluding land and finance cost) and the total estimated costs to complete (excluding land and finance cost).

**(ii) Classification of property**

The Company determines whether a property is classified as investment property or as inventory:

- (a)** Investment property comprises land and buildings that are not occupied for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are rented to tenants and are not intended to be sold in the ordinary course of business.
- (b)** Inventory comprises property that is held for sale in the ordinary course of business. Principally these are properties that the Company develops and intends to sell before or on completion of construction.

**(iii) Operating lease contracts – the Company as lessor**

The Company has entered into leases of its investment properties. The Company has determined based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and so accounts

for the leases as operating leases.

**(iv) Recognition of deferred tax assets**

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in tax jurisdictions.

### 1.3.2 Estimates and assumptions

**(i) Classification of assets and liabilities into current and non-current**

The management classifies the assets and liabilities into current and non-current categories based on the operating cycle of the respective business/projects.

**(ii) Impairment of assets**

In assessing impairment, management estimates the recoverable amounts of each asset or CGU (in case of non-financial assets) based on expected future cash flows and uses an estimated interest rate to discount them. Estimation relates to assumptions about future cash flows and the determination of a suitable discount rate.

**(iii) Useful lives of depreciable/amortisable assets (Property, plant and equipment, intangible assets and investment property)**

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected usage of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the usage of certain assets.

**(iv) Inventories**

Inventory is stated at the lower of cost or net realisable value (NRV).

NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

## **Oberoi Constructions Limited**

### **Notes Forming Part of Ind AS Financial Statements**

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**(v) Defined benefit obligation (DBO)**

The cost of defined benefit gratuity plan and the present value of the gratuity obligation along with leave salary are determined using actuarial valuations. An actuarial valuation involves making various assumptions such as standard rates of inflation, mortality, discount rate, attrition rates and anticipation of future salary increases. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

**(vi) Fair value measurements**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument/assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

(Rs. in Lakh)

2. PROPERTY, PLANT AND EQUIPMENT	Buildings	Furnitures and fixture*	Office equipment*	Plant and machinery*	Aircraft*	Vehicles*	Computer*	Total
Gross carrying value as at April 1, 2020	11.26	228.35	26.25	144.24	505.33	228.86	113.14	1,257.43
Additions	-	0.40	2.18	2.47	-	-	1.98	7.03
(Deductions)/(Disposals)	(3.34)	(0.70)	(0.54)	(27.53)	-	(1.35)	(0.71)	(34.17)
<b>Gross carrying value as at March 31, 2021</b>	<b>7.92</b>	<b>228.05</b>	<b>27.89</b>	<b>119.18</b>	<b>505.33</b>	<b>227.51</b>	<b>114.41</b>	<b>1,230.29</b>
Accumulated depreciation as at April 1, 2020	10.79	101.32	21.09	36.70	196.85	46.95	110.17	523.87
Depreciation for the year	0.48	21.50	3.30	9.75	39.37	27.33	1.49	103.22
(Deductions)/(Disposals)	(3.35)	(0.40)	(0.22)	(6.02)	-	(1.35)	(0.71)	(12.05)
<b>Closing accumulated depreciation as at March 31, 2021</b>	<b>7.92</b>	<b>122.42</b>	<b>24.17</b>	<b>40.43</b>	<b>236.22</b>	<b>72.93</b>	<b>110.95</b>	<b>615.04</b>
<b>Net carrying value as at March 31, 2021</b>	<b>0.00</b>	<b>105.63</b>	<b>3.72</b>	<b>78.75</b>	<b>269.11</b>	<b>154.58</b>	<b>3.46</b>	<b>615.25</b>

The Company has no restrictions on the realisability of its Property, Plant and Equipment and the same are free from any encumbrances.

\* The above includes Gross Block of Rs. 510.74 lakh (Rs. 510.74 lakh) held in the name of AOP on co-ownership basis.

(Rs. in Lakh)

Particulars	Buildings	Furnitures and fixture*	Office equipment*	Plant and machinery*	Aircraft*	Vehicles*	Computer*	Total
Gross carrying value as at April 1, 2019	13.06	227.37	26.25	143.02	505.33	228.86	113.14	1,257.03
Additions	-	1.44	0.11	3.52	-	-	-	5.07
(Deductions)/(Disposals)	(1.80)	(0.46)	(0.11)	(2.30)	-	-	-	(4.67)
<b>Gross carrying value as at March 31, 2020</b>	<b>11.26</b>	<b>228.35</b>	<b>26.25</b>	<b>144.24</b>	<b>505.33</b>	<b>228.86</b>	<b>113.14</b>	<b>1,257.43</b>
Accumulated depreciation as at April 1, 2019	11.49	79.16	16.57	28.46	157.48	19.50	90.69	403.35
Depreciation for the year	1.10	22.47	4.63	9.72	39.37	27.45	19.48	124.22
(Deductions)/(Disposals)	(1.80)	(0.31)	(0.11)	(1.48)	-	-	-	(3.70)
<b>Closing accumulated depreciation as at March 31, 2020</b>	<b>10.79</b>	<b>101.32</b>	<b>21.09</b>	<b>36.70</b>	<b>196.85</b>	<b>46.95</b>	<b>110.17</b>	<b>523.87</b>
<b>Net carrying value as at March 31, 2020</b>	<b>0.47</b>	<b>127.03</b>	<b>5.16</b>	<b>107.54</b>	<b>308.48</b>	<b>181.91</b>	<b>2.97</b>	<b>733.56</b>

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

(Rs. in Lakh)

3. CAPITAL WORK IN PROGRESS	Property, Plant and Equipment		Investment Property		Total	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Opening capital work in progress	-	-	23.97	32.55	23.97	32.55
Additions	0.10	3.44	-	2.18	0.10	5.62
Capitalised during the year	(0.10)	(3.44)	-	(10.76)	(0.10)	(14.20)
<b>Closing capital work in progress</b>	-	-	<b>23.97</b>	<b>23.97</b>	<b>23.97</b>	<b>23.97</b>

Capital work in progress as at March 31, 2021 mainly comprises of expenditure towards social infrastructure (School).

(Rs. in Lakh)

4. INVESTMENT PROPERTIES	Land - freehold	Buildings	Furnitures and fixture	Office equipment	Plant and machinery	Computers	Electrical installations and equipment	Total
Gross carrying value as at April 1, 2020	740.99	13,106.87	2,318.58	0.44	2,532.69	0.10	814.28	19,513.95
Additions	-	-	-	-	-	-	-	-
(Deductions)/(Disposals)	-	-	-	-	-	-	-	-
<b>Gross carrying value as at March 31, 2021</b>	<b>740.99</b>	<b>13,106.87</b>	<b>2,318.58</b>	<b>0.44</b>	<b>2,532.69</b>	<b>0.10</b>	<b>814.28</b>	<b>19,513.95</b>
Accumulated depreciation as at April 1, 2020	-	443.08	599.13	0.27	289.87	0.07	161.00	1,493.41
Depreciation for the year	-	219.32	289.64	0.09	168.83	0.03	81.43	759.34
(Deductions)/(Disposals)	-	-	-	-	-	-	-	-
<b>Closing accumulated depreciation as at March 31, 2021</b>	-	<b>662.40</b>	<b>888.77</b>	<b>0.36</b>	<b>458.70</b>	<b>0.10</b>	<b>242.43</b>	<b>2,252.75</b>
<b>Net carrying value as at March 31, 2021</b>	<b>740.99</b>	<b>12,444.47</b>	<b>1,429.81</b>	<b>0.08</b>	<b>2,073.99</b>	-	<b>571.85</b>	<b>17,261.20</b>

(Rs. in Lakh)

Particulars	Land - freehold	Buildings	Furnitures and fixture	Office equipment	Plant and machinery	Computers	Electrical installations and equipment	Total
Gross carrying value as at April 1, 2019	740.99	13,106.87	2,318.58	0.44	2,525.37	0.10	814.28	19,506.63
Additions	-	-	-	-	7.32	-	-	7.32
(Deductions)/(Disposals)	-	-	-	-	-	-	-	-
<b>Gross carrying value as at March 31, 2020</b>	<b>740.99</b>	<b>13,106.87</b>	<b>2,318.58</b>	<b>0.44</b>	<b>2,532.69</b>	<b>0.10</b>	<b>814.28</b>	<b>19,513.95</b>
Accumulated depreciation as at April 1, 2019	-	223.27	309.48	0.18	121.13	0.04	79.57	733.67
Depreciation for the year	-	219.81	289.65	0.09	168.74	0.03	81.43	759.75
(Deductions)/(Disposals)	-	-	-	-	-	-	-	-
<b>Closing accumulated depreciation as at March 31, 2020</b>	-	<b>443.08</b>	<b>599.13</b>	<b>0.27</b>	<b>289.87</b>	<b>0.07</b>	<b>161.00</b>	<b>1,493.41</b>
<b>Net carrying value as at March 31, 2020</b>	<b>740.99</b>	<b>12,663.79</b>	<b>1,719.45</b>	<b>0.17</b>	<b>2,242.82</b>	<b>0.03</b>	<b>653.28</b>	<b>18,020.54</b>

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Investment properties	Discounted cash flow technique- refer note below	Discount Rate, Terminal Year Growth Rate	12.46% 5%

Under the DCF method, forecast cash flows are discounted back to the present date, generating a net present value for the cash flow stream of the business.

A terminal value at the end of the explicit forecast period is determined and that value is also discounted back to the Valuation Date to give an overall value for the business.

- (i) A Discounted cash flow methodology typically requires the forecast period to be of such a length to enable the business to achieve a stabilised level of earnings, or to be reflective of an entire operation cycle for more cyclical industries.
- (ii) The rate at which the future cash flows are discounted ("the discount rate") should reflect not only the time value of money, but also the risk associated with the business future operations. The discount rate most generally employed is Weighted Average Cost of Capital ("WACC"), reflecting an optimal as opposed to actual financing structure.
- (iii) In calculating the terminal value, regard must be had to the business potential for further growth beyond the explicit forecast period. The "Constant Growth Model", which applies an expected constant level of growth to the cash flow forecast in the last year of the forecast period and assumes such growth is achieved in perpetuity, is a common method. These results would be cross-checked, however, for reasonability to implied exit multiples.

Generally, a change in the assumption made for the estimated rental value is accompanied by:

- (a) A directionally similar change in the rent growth per annum and discount rate (and exit yield).
- (b) An opposite change in the long term vacancy rate.

#### 4.1 Amounts recognised in the Statement of Profit and Loss for investment properties

Particulars	(Rs. in Lakh)	
	March 31, 2020	March 31, 2019
Rental income derived from investment properties	2,476.40	2,252.40
Direct operating expenses (including repairs and maintenance) generating rental income	2.84	18.63
Direct operating expenses (including repairs and maintenance) that did not generate rental income	-	-
<b>Profit arising from investment properties before depreciation</b>	<b>2,473.56</b>	<b>2,233.77</b>
Depreciation for the year	759.34	759.75
<b>Profit arising from investment properties</b>	<b>1,714.22</b>	<b>1,474.03</b>

#### 4.2 Contractual obligations

Refer note 37 for disclosure of contractual obligations to purchase, construct or develop investment property or its repairs, maintenance or enhancements.

#### 4.3 Leasing arrangement

The Company's investment properties consist of one commercial property in Mumbai. The management has determined that the investment property consist of Oberoi International School (JVLR) based on the nature, characteristic and risks of the property.

There is no minimum lease receipt under non-cancellable operating lease.

#### 4.4 Fair value

As at March 31, 2021 the fair values of the properties are Rs. 26,730.00 lakh (Rs. 23,350.00 lakh). These valuations are based on valuations performed by independent valuer. All fair value estimates for investment properties are included in level 3.

The Company has no restrictions on the realisability of its investment properties.

(Rs. in Lakh)

<b>5. INTANGIBLE ASSETS</b>	<b>Computer Software</b>
Gross carrying value as at April 1, 2020	0.86
Additions	-
(Deductions)/(Disposals)	-
<b>Gross carrying value as at March 31, 2021</b>	<b>0.86</b>
Accumulated amortisation as at April 1, 2020	0.86
Amortisation for the year	-
(Deductions)/(Disposals)	-
<b>Closing accumulated amortisation as at March 31, 2021</b>	<b>0.86</b>
<b>Net carrying value as at March 31, 2021</b>	<b>-</b>

(Rs. in Lakh)

<b>Particulars</b>	<b>Computer Software</b>
Gross carrying value as at April 1, 2019	0.86
Additions	-
(Deductions)/(Disposals)	-
<b>Gross carrying value as at March 31, 2020</b>	<b>0.86</b>
Accumulated amortisation as at April 1, 2019	0.86
Amortisation for the year	-
(Deductions)/(Disposals)	-
<b>Closing accumulated amortisation as at March 31, 2020</b>	<b>0.86</b>
<b>Net carrying value as at March 31, 2020</b>	<b>-</b>

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

## 6. INVESTMENTS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Non-current</b>		
<b>Unquoted</b>		
<b>Investment in equity of subsidiary at cost</b>		
90,000 (90,000) equity shares of Rs.10 each fully paid up of Perspective Realty Private Limited	9.00	9.00
<b>Investment in equity of joint ventures at cost (including equity component)</b>		
4,18,26,070 (4,18,26,070) equity shares of Rs.10 each fully paid up of Siddhivinayak Realities Private Limited	4,232.71	4,232.71
<b>Investment in partnership firms at cost</b>		
Buoyant Realty LLP <sup>(1)</sup>	8.59	1.35
Astir Realty LLP <sup>(2)</sup>	1,23,462.90	1,86,233.64
Pursuit Realty LLP <sup>(3)</sup>	0.02	0.02
<b>Investment in joint venture at cost (including equity component)</b>		
Oasis Realty	4,098.78	5,362.96
<b>Investment carried at amortised cost</b>		
<b>Investment in debentures of joint venture</b>		
0% optionally convertible debentures of Rs.100 each fully paid up of Siddhivinayak Realities Private Limited Nil (20,000) 2020 series-1	-	18.24
	<b>1,31,812.00</b>	<b>1,95,857.92</b>
Aggregate value of unquoted investments	1,31,812.00	1,95,857.92

	Partners Name	Share of partner	(Rs. in Lakh)	
			March 31, 2021	March 31, 2020
<b>Fixed capital investments in partnership firms</b>				
1) Capital in Buoyant Realty LLP	Oberoi Realty Limited	99.01%	1.00	1.00
	Oberoi Constructions Limited	0.99%	0.01	0.01
	<b>Total</b>	<b>100.00%</b>	<b>1.01</b>	<b>1.01</b>
2) Capital in Astir Realty LLP	Oberoi Realty Limited	10.00%	0.10	0.10
	Oberoi Constructions Limited	90.00%	0.90	0.90
	<b>Total</b>	<b>100.00%</b>	<b>1.00</b>	<b>1.00</b>
3) Capital in Pursuit Realty LLP	Integrus Realty Private Limited	98.00%	0.98	0.98
	Oberoi Constructions Ltd.	2.00%	0.02	0.02
	<b>Total</b>	<b>100.00%</b>	<b>1.00</b>	<b>1.00</b>

## 7. OTHER FINANCIAL ASSETS

	(Rs. in Lakh)			
	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>Unsecured and considered good</b>				
Fixed deposits with banks, having remaining maturity for more than 12 months (refer note 14)	386.97	1,508.95	-	-
Accrued income	-	-	0.12	-
	<b>386.97</b>	<b>1,508.95</b>	<b>0.12</b>	<b>-</b>

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

## 8. DEFERRED TAX ASSETS (NET)

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Deferred tax assets</b>		
On other expenses	1,578.46	129.21
<b>Deferred tax liabilities</b>		
On depreciation and amortisation	75.30	94.84
On fair valuation of investment	4.00	2.03
	<b>1,499.16</b>	<b>32.34</b>
Add: MAT credit	5,173.14	9,269.06
<b>Deferred tax assets (net)</b>	<b>6,672.30</b>	<b>9,301.40</b>

## 8.1 Movement in deferred tax

	(Rs. in Lakh)
<b>Particulars</b>	<b>Total</b>
<b>As at April 1, 2019</b>	<b>12,819.62</b>
- to profit and loss	230.71
- MAT credit	(3,743.38)
- to other comprehensive income	(5.55)
<b>As at March 31, 2020</b>	<b>9,301.40</b>
- to profit and loss	1,477.03
- MAT credit	(4,095.90)
- to other comprehensive income	(10.23)
<b>As at March 31, 2021</b>	<b>6,672.30</b>

## 9. OTHER ASSETS

	(Rs. in Lakh)			
	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>Advances other than capital advances</b>				
Security deposits	183.65	182.64	812.29	812.29
<u>Other advances</u>				
Advances to vendors	-	-	621.50	1,735.87
Advances recoverable in cash or kind	-	-	6,733.76	5,479.86
Balance with government authorities	-	-	14,948.07	15,913.76
Contract assets - Revenue in excess of billing (refer note 40)	-	-	27,154.20	7,050.04
<b>Others</b>				
Prepaid expenses	0.23	0.92	66.14	92.29
	<b>183.88</b>	<b>183.55</b>	<b>50,335.96</b>	<b>31,084.11</b>

## 10. INVENTORIES

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Plots of land	136.42	136.42
Works in progress	1,56,293.95	1,68,122.96
Finished goods	1,008.73	1,008.73
Stock in trade	422.72	422.72
	<b>1,57,861.82</b>	<b>1,69,690.83</b>

Inventory comprising of unsold identified units admeasuring 8,83,235 sq. ft. (8,73,466 sq. ft.) in 2 projects of the Company are mortgaged to a bank for availing loan (refer note 22).

## 11. INVESTMENTS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Current</b>		
<b>Unquoted</b>		
<b>Investment carried at amortised cost</b>		
<b>Investment in debentures of joint venture</b>		
0% optionally convertible debentures of Rs.100 each fully paid up of Siddhivinayak Realities Private Limited		
5,950 (5,950) 2012 Series-1 and 2	5.36	5.36
52,620 (52,620) 2013 Series-1 to 16	47.48	47.48
48,000 (48,000) 2014 Series-1 to 11	43.18	43.18
8,250 (8,250) 2015 Series-1 and 2	7.49	7.49
36,200 (36,200) 2016 Series-1 to 7	33.11	33.11
38,000 (38,000) 2017 series-1 to 7	35.01	35.01
10,000 (10,000) 2018 series-1	9.17	9.17
20,000 (Nil) 2020 series-1	18.50	-
<b>Quoted</b>		
<b>Investment carried at fair value through profit or loss</b>		
<b>Investment in mutual funds</b>		
2,588 (1,45,076) units of Rs.100 each of ICICI Prudential Liquid Fund - Direct Plan - Growth	7.89	411.51
2,148 (2,156) units of Rs.1,000 each of Tata Liquid Fund - Direct Plan - Growth	69.77	67.54
11,924 (Nil) units of Rs. 1,000 each of Nippon India Liquid Fund - Direct Plan - Growth	600.06	-
274 (274) units of Rs. 1,000 each of Axis Liquid Fund - Direct Plan - Growth	6.26	6.04
3,53,344 (Nil) units of Rs. 100 each of ICICI Prudential Overnight fund - Direct Plan - Growth	392.15	-
	<b>1,275.43</b>	<b>665.89</b>
<b>Aggregate amount of</b>		
Market value of quoted investments	1,076.13	485.09
Aggregate value of unquoted investments	199.30	180.80

## 12. TRADE RECEIVABLES

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Unsecured and considered good	4,489.95	4,676.70
	<b>4,489.95</b>	<b>4,676.70</b>
Trade receivables are non-interest bearing and are generally on terms as per the contract/agreement.		

## 13. CASH AND CASH EQUIVALENTS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Balances with banks	2,005.71	3,143.28
Cheques on hand	21.32	-
Cash on hand	7.03	6.80
	<b>2,034.06</b>	<b>3,150.08</b>

## 14. OTHER BANK BALANCES

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Fixed deposits with banks, having remaining maturity for less than 12 months	1,041.21	-
Fixed deposits with banks (lien marked)	762.66	1,691.12
	<b>1,803.87</b>	<b>1,691.12</b>
Less : Amount disclosed under non-current asset (refer note 7)	(386.97)	(1,508.95)
	<b>1,416.90</b>	<b>182.17</b>

## 15. LOANS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Unsecured and considered good</b>		
Loans to related parties (refer note 35)	6.99	6.99
<b>Other loans and advances</b>		
Loans to employees	0.02	0.12
	<b>7.01</b>	<b>7.11</b>

**Loans/advances due by Directors or other officers, etc.****Loans to related parties include**

Due from the private limited company (JV) in which the Company's Director is a Director

- -

Loans to related parties and others are interest free and are repayable on demand. The loan have been granted for meeting their business requirements.

## 16. CURRENT TAX ASSETS (NET)

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Income tax (net of provisions)	382.45	262.66
	<b>382.45</b>	<b>262.66</b>

**16.1 Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate:**

	(Rs. in Lakh)	
Particulars	March 31, 2021	March 31, 2020
<b>Accounting Profit before Income Tax</b>	<b>13,862.24</b>	<b>29,903.15</b>
Tax on accounting profit at statutory income tax rate of 34.944% (March 31, 2020: 29.12%)	4,844.02	8,707.80
Adjustment for expenses disallowed under Income Tax Act	1,904.19	356.36
Adjustment for expenses allowed under Income Tax Act	(260.10)	(196.82)
Adjustment for exempt income	-	(4.00)
Others	0.97	108.76
<b>Current Tax Provision</b>	<b>6,489.08</b>	<b>8,972.10</b>
Adjustment for Deferred tax	(1,477.03)	(230.71)
Adjustments of tax relating to earlier years (net)	154.81	(0.10)
<b>Total Tax expense reported in the Statement of Profit and Loss</b>	<b>5,166.86</b>	<b>8,741.29</b>

## 17. SHARE CAPITAL

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Authorised share capital</b>		
52,50,000 (52,50,000) equity shares of Rs. 10 (Rupees Ten only) each	525.00	525.00
	<b>525.00</b>	<b>525.00</b>
<b>Issued, subscribed and paid up share capital</b>		
51,00,000 (51,00,000) equity shares of Rs. 10 (Rupees Ten only) each fully paid up	510.00	510.00
[entire equity shares are held by Oberoi Realty Limited (Holding Company) along with its nominees]		
	<b>510.00</b>	<b>510.00</b>

**17.1 Reconciliation of shares outstanding at the beginning and at the end of the year****Equity shares**

Particulars	March 31, 2021		March 31, 2020	
	in No.	(Rs. in Lakh)	in No.	(Rs. in Lakh)
At the beginning of the year	51,00,000	510.00	51,00,000	510.00
<b>At the end of the year</b>	<b>51,00,000</b>	<b>510.00</b>	<b>51,00,000</b>	<b>510.00</b>

**17.2 Terms / rights attached to equity shares**

The Company has only one class of equity shares having par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

The Board of Directors of the Company has not proposed any dividend on equity share for the FY 2020-21 and FY 2019-20.

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

## 18. OTHER EQUITY

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>General reserve</b>		
Balance in General reserve	11,896.59	11,896.59
	<b>11,896.59</b>	<b>11,896.59</b>
<b>Securities premium account</b>		
Balance in Securities premium account	2,685.58	2,685.58
	<b>2,685.58</b>	<b>2,685.58</b>
<b>Equity component of financial instruments</b>		
Equity component of financial instruments	1,594.51	1,594.51
	<b>1,594.51</b>	<b>1,594.51</b>
<b>Retained earnings</b>		
Opening balance	1,83,548.65	1,62,991.29
Profit during the year as per Statement of Profit and Loss	8,695.38	21,161.86
Items of Other Comprehensive Income recognised directly in retained earnings		
Transfer to retained earnings of re-measurement gains/(losses) on defined benefit plans, net of taxes	19.03	10.33
Dividend (including dividend distribution tax)	-	(614.83)
	<b>1,92,263.06</b>	<b>1,83,548.65</b>
	<b>2,08,439.74</b>	<b>1,99,725.33</b>

## 19. TRADE PAYABLES

	(Rs. in Lakh)			
	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>Trade payables</b>				
Total outstanding dues of micro enterprises and small enterprises (refer note 38)	507.53	460.97	609.19	185.87
Total outstanding dues of creditors other than micro enterprises and small enterprises	505.11	660.02	1,482.58	1,133.50
	<b>1,012.64</b>	<b>1,120.99</b>	<b>2,091.77</b>	<b>1,319.37</b>

Trade payables are non-interest bearing and are settled in accordance with the contract terms with the vendors.

## 20. OTHER FINANCIAL LIABILITIES

	(Rs. in Lakh)			
	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>Financial liabilities measured at amortised cost</b>				
Trade deposits	-	-	2,583.00	2,247.00
<b>Others</b>				
Others	-	-	718.33	741.87
	<b>-</b>	<b>-</b>	<b>3,301.33</b>	<b>2,988.87</b>
<b>Capital creditors</b>				
Total outstanding dues of micro enterprises and small enterprises (refer note 38)	-	58.99	39.39	29.82
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	109.65	91.86	80.09
	<b>-</b>	<b>168.64</b>	<b>131.25</b>	<b>109.91</b>

Capital creditor are creditors for the acquisition of property, plant and equipment and investment properties.

Other financial liabilities includes amounts payable to vendors/customers in the usual course of business.

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

## 21. PROVISIONS

	(Rs. in Lakh)			
	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>Provision for employee benefits (refer note 34)</b>				
Provision for gratuity	-	-	-	2.13
Provision for leave salary	19.75	21.22	1.26	1.01
	<b>19.75</b>	<b>21.22</b>	<b>1.26</b>	<b>3.14</b>

## 22. BORROWINGS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>i) From related parties (refer note 35)</b>		
<b>Unsecured</b>		
From related party*	1,10,025.10	1,81,409.49
	<b>1,10,025.10</b>	<b>1,81,409.49</b>
*Interest free and repayable on demand		
<b>ii) Line of credit (refer note a below)</b>		
<b>Secured</b>		
Line of credit from bank	35,165.99	34,155.03
	<b>35,165.99</b>	<b>34,155.03</b>
	<b>1,45,191.09</b>	<b>2,15,564.52</b>

(a) In June 2019, the company has availed working capital credit limit of Rs. 50,000.00 lakh from Axis Bank Limited for meeting construction related expenditure (including reimbursement of part of the expenditure already incurred). This credit limit carries a monthly interest of 8.65% p.a. (9.50% p.a.) (MCLR+Spread) and as on March 31, 2021, Rs. 35,305.96 lakh (Rs. 34,345.95 lakh) was drawn by the company. The said credit limit is for a period of 72 months including 36 months of moratorium from the date of first disbursement. The said working capital limit is scheduled for repayment in 12 equal quarterly instalments of Rs. 41.67 crores each starting after 36 months from the date of first disbursement.

The Loan is secured by (i) mortgage of the unsold identified residential units (inventories) in 2 projects of the company, (ii) charge on receivables therefrom and (iii) further, secured by way of corporate guarantee of the Holding Company. The security cover as required under the terms of the loan is maintained (refer note 10).

## 23. OTHER CURRENT LIABILITIES

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Contract liabilities - Billing in excess of revenue recognised (refer note 40)	5,578.05	6,268.11
Contract liabilities - Advances from customers (refer note 40)	824.06	566.94
<b>Other payables</b>		
Provision for expenses	6,552.33	6,275.90
Statutory dues	827.40	456.52
Others	254.99	249.97
	<b>14,036.83</b>	<b>13,817.44</b>

## 24. CURRENT TAX LIABILITIES (NET)

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Income tax (net of provisions)	23.61	-
	<b>23.61</b>	<b>-</b>

## 25. REVENUE FROM OPERATIONS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Revenue from contracts with customers (refer note 40)		
Revenue from projects	41,709.56	56,761.11
Other operating revenue	40.14	225.21
Rental and other related revenues	2,476.40	2,252.40
	<b>44,226.10</b>	<b>59,238.72</b>

## 26. OTHER INCOME

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Interest income on		
Bank fixed deposits	115.00	305.67
Financial assets measured at amortised cost	0.26	0.38
Others	0.16	17.68
Dividend income on investments	-	12.76
Profit on sale of investments (net)	16.09	383.37
Other non - operating income	0.52	26.09
Gain on sale/discarding of property, plant and equipment	-	0.98
	<b>132.03</b>	<b>746.93</b>

## 27. OPERATING COSTS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Expenses incurred during the year</b>		
Land, development right and transferrable development rights	996.48	12,808.30
Materials, labour and contract cost	9,357.01	33,082.88
Rates and taxes	911.97	2,125.71
Professional charges	112.53	531.47
<b>Allocated expenses to projects</b>		
Employee benefits expense	1,178.91	1,244.39
Other expenses	516.93	633.56
Finance cost	-	0.29
	<b>13,073.83</b>	<b>50,426.60</b>

## 28. CHANGES IN INVENTORIES

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Opening Stock</b>		
Opening balance of works in progress	1,68,122.96	1,39,600.51
Opening stock of finished goods	1,008.73	4,042.89
Opening stock in trade of units	422.72	422.72
	<b>1,69,554.41</b>	<b>1,44,066.12</b>
<b>Closing Stock</b>		
Closing balance of works in progress	1,56,293.95	1,68,122.96
Closing stock of finished goods	1,008.73	1,008.73
Closing stock in trade of units	422.72	422.72
	<b>1,57,725.40</b>	<b>1,69,554.41</b>
<b>(Increase) / decrease in inventories</b>		
of works in progress	11,829.01	(28,522.45)
of finished goods	-	3,034.16
	<b>11,829.01</b>	<b>(25,488.29)</b>

## 29. EMPLOYEE BENEFITS EXPENSE

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Employee cost	1,464.26	1,484.20
Contribution to provident fund, gratuity and others	87.18	83.47
Staff welfare expenses	13.46	43.76
	<b>1,564.90</b>	<b>1,611.43</b>
Less: allocated to projects/capitalised	1,178.91	1,244.39
	<b>385.99</b>	<b>367.04</b>

## 30. FINANCE COST

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Interest expenses		
Financial liabilities at amortised cost	3,161.09	2,431.42
	<b>3,161.09</b>	<b>2,431.42</b>
Less: allocated to projects/capitalized	-	0.29
	<b>3,161.09</b>	<b>2,431.13</b>

## 31. DEPRECIATION AND AMORTISATION

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Depreciation on property, plant and equipment	103.22	124.22
Depreciation of investment properties	759.34	759.74
	<b>862.56</b>	<b>883.96</b>

## 32. OTHER EXPENSES

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Advertising and marketing expenses	76.51	456.04
Books and periodicals expenses	0.01	0.01
Brokerage expenses	689.12	791.62
Communication expenses	1.75	17.60
Conveyance and travelling expenses	5.87	14.55
Corporate social responsibility expenses (refer note 42)	365.93	31.70
Directors sitting fees and commission	14.26	15.02
Donations	25.11	0.60
Electricity charges	161.69	168.09
Hire charges	36.74	71.54
Information technology expenses	11.85	17.56
Insurance charges	98.66	98.48
Legal and professional charges	16.31	31.67
Loss on sale/discarding of property, plant and equipment (net)	18.41	-
Membership and subscription charges	0.23	0.29
Miscellaneous expenses	97.45	31.68
Payment to auditor (refer note below)	26.38	26.56
Printing and stationery expenses	4.84	10.73
Rent expenses	65.79	-
Repairs and maintenance		
Building	29.74	71.36
Plant and machinery	51.06	6.48
Others	136.35	150.49
Security expenses	144.24	267.65
Vehicle expenses	2.37	3.27
	<b>2,080.67</b>	<b>2,283.00</b>
Less: allocated to projects/capitalised/transfer to current assets	897.26	820.94
	<b>1,183.41</b>	<b>1,462.06</b>

## Note : Payment to auditor

	(Rs. in Lakh)	
Particulars	March 31, 2021	March 31, 2020
<b>As auditor</b>		
Statutory audit fees	22.47	22.47
<b>In other capacity</b>		
Other services	3.91	4.09
	<b>26.38</b>	<b>26.56</b>

## 33. EARNINGS PER SHARE (EPS)

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Profit after tax as per the Statement of Profit and Loss	8,695.38	21,161.86
Weighted average number of equity shares for basic EPS (in No.)	51,00,000	51,00,000
Face value of equity share (Rs.)	10.00	10.00
<b>Basic earnings per share (Rs.)</b>	<b>170.50</b>	<b>414.94</b>
<b>Diluted earnings per share (Rs.)</b>	<b>170.50</b>	<b>414.94</b>

## 34. EMPLOYEE BENEFITS

	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>34.1 Defined contribution plans</b>		
Employer's contribution to provident fund	44.58	50.28
Employer's contribution to pension fund	13.74	13.55
Employer's contribution to ESIC	-	0.04
Labour welfare fund contribution for workmen	0.05	0.06

## 34.2 Benefit plans

	(Rs. in Lakh)			
	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>i) Change in present value of obligations</b>				
Present value obligation at the beginning of the year	161.47	119.15	22.23	17.10
Interest cost	10.90	9.08	1.47	1.29
Service cost	28.63	21.99	6.54	5.12
Re-measurement (gain)/loss	(55.19)	13.16	(3.51)	(0.43)
Benefit paid	(23.07)	-	(5.72)	(0.85)
Employee's transfer	4.04	(1.91)	-	-
<b>Present value obligation at the end of the year</b>	<b>126.78</b>	<b>161.47</b>	<b>21.01</b>	<b>22.23</b>
<b>ii) Change in fair value of plan assets</b>				
Fair value of plan assets at the beginning of the year	159.35	150.25	-	-
Return on plan asset	10.80	11.57	-	-
Employer's Contribution	1.58	1.50	-	-
Return on plan assets, excluding amount recognised in net interest expense	(1.62)	(2.07)	-	-
Benefit paid	(23.07)	-	-	-
Employee's transfer	4.04	(1.91)	-	-
<b>Closing balance of fair value of plan assets</b>	<b>151.08</b>	<b>159.34</b>	<b>-</b>	<b>-</b>
<b>iii) Amount recognised in the balance sheet</b>				
Present value of obligation at the end of year	(126.78)	(161.47)	(21.01)	(22.23)
Fair value of plan assets at the end of the year	(151.08)	(159.34)	-	-
<b>Net assets/(liabilities) recognised in the Balance Sheet</b>	<b>24.30</b>	<b>(2.13)</b>	<b>(21.01)</b>	<b>(22.23)</b>
<b>iv) Expense recognised in Statement of Profit and Loss</b>				
Current service cost	28.63	21.99	6.54	5.12
Interest cost	10.90	9.08	1.47	1.29
Return on plan asset	(10.80)	(11.57)	-	-
Re-measurement (gain)/loss	-	-	(3.51)	(0.43)
<b>Expenses recognised in Statement of Profit and Loss</b>	<b>28.73</b>	<b>19.50</b>	<b>4.50</b>	<b>5.98</b>
<b>v) Expense recognised in other comprehensive income</b>				
Re-measurement (gain)/loss	(55.19)	13.16	-	-
Return on plan assets, excluding amount recognised in net interest expense	1.62	2.07	-	-
	(53.57)	15.23	-	-
<b>Total (income)/expenses</b>	<b>(24.84)</b>	<b>34.73</b>	<b>4.50</b>	<b>5.98</b>
<b>vi) Movement in the liabilities recognised in balance sheet</b>				
Opening net liability	(2.13)	31.10	(22.23)	(17.10)
Income/(expenses) as above	24.85	(34.73)	(4.50)	(5.98)
Contribution paid	1.58	1.50	5.72	0.85
<b>Closing net assets/(liabilities)</b>	<b>24.30</b>	<b>(2.13)</b>	<b>(21.01)</b>	<b>(22.23)</b>

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

## vii) Classification of defined benefit obligations

Current portion	*24.30	(2.13)	(1.26)	(1.01)
Non-current portion	-	-	(19.75)	(21.22)

\* The current portion being asset is not recognised in the Balance Sheet on conservative basis.

## Actuarial assumptions

	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Interest/discount rate	6.92%	6.78%	6.92%	6.78%
Annual expected increase in salary cost	7.00%	8.00%	7.00%	8.00%

## 34.3 General description of significant defined and other employee benefit plans

## i) Gratuity plan

Gratuity is payable to all eligible employees of the Company on death or on resignation, or on retirement after completion of 5 years of service.

## ii) Leave plan

Eligible employees can carry forward leaves in 1<sup>st</sup> month of financial year during tenure of service or encash the same on death, permanent disablement or resignation.

## 34.4 Broad category of plan assets relating to gratuity as a percentage of total plan assets as at,

Particulars	March 31, 2021	March 31, 2020
Government of India securities	NIL	NIL
High quality corporate bonds	NIL	NIL
Equity shares of listed companies	NIL	NIL
Property	NIL	NIL
Policy of insurance	100%	100%
	<b>100%</b>	<b>100%</b>

## 34.5 Re-measurement (gains) and losses-experience history

	(Rs. in Lakh)			
	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
<b>(Gains)/losses on obligation due to change in assumption</b>				
Re-measurement (gains)/losses on obligation due to change in demographic assumption (e.g. employee turnover and mortality)	(1.36)	(0.47)	(0.08)	(0.01)
Re-measurement (gains)/losses on obligation due to change in financial assumption (e.g. future increase in salary)	(31.05)	20.97	(4.03)	2.89
Re-measurement (gains)/losses on obligation due to change in experience variance (i.e. actual experience vs assumptions)	(22.78)	(7.34)	0.60	(3.31)
	<b>(55.19)</b>	<b>13.16</b>	<b>(3.51)</b>	<b>(0.43)</b>

## 34.6 Sensitivity analysis

A quantitative sensitivity analysis for significant assumption is as follows:

Particulars	(Rs. in Lakh)			
	March 31, 2021		March 31, 2020	
	Increase	Decrease	Increase	Decrease
<b>Gratuity</b>				
Discount Rate (-/+ 1.00%)	109.16	148.25	139.05	188.85
Salary Growth Rate (-/+ 1.00%)	147.90	109.10	188.43	138.96
Attrition Rate (-/+ 50.00%)	123.71	130.18	157.69	165.64
<b>Leave</b>				
Discount Rate (-/+ 1.00%)	18.18	24.51	19.23	25.97
Salary Growth Rate (-/+ 1.00%)	24.43	18.19	25.87	19.24
Attrition Rate (-/+ 50.00%)	20.85	21.20	22.07	22.42

The sensitivity analyses above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period. The sensitivity analyses are based on a change in a significant assumption, keeping all other assumptions constant. The sensitivity analyses may not be representative of an actual change in the defined benefit obligation as it is unlikely that changes in assumptions would occur in isolation from one another.

## 34.7 Expected employer's contribution in future years

(Rs. in Lakh)

Particulars	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
1 year	2.00	1.49	1.26	1.01
Between 2 and 5 years	5.72	7.83	2.41	2.42
Between 6 and 10 years	8.12	69.67	5.95	7.37
Beyond 10 years	515.96	450.10	60.90	67.29
<b>Total expected payments</b>	<b>531.80</b>	<b>529.09</b>	<b>70.52</b>	<b>78.09</b>

The average duration of the defined benefit plan obligation at the end of the reporting period is 17 years (18 years).

## 34.8 Risk exposure

## (i) Asset volatility:

The plan liabilities are calculated using the discount rate set with reference to Government securities bond yields; if plan assets underperform this yield, this will create a deficit.

## (ii) Change in Government securities bond yields:

A decrease in bond yields will increase plan liabilities, although this will be partially offset by an increase in the value of the plans' bond holdings.

## Oberoi Constructions Limited

### NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

#### 35. RELATED PARTY DISCLOSURES

##### 35.1 Name of related parties and related party relationship

###### (i) Related party with whom control/joint control exists

Holding Company Oberoi Realty Limited

###### (ii) Related parties where control exists

Subsidiary Company Perspective Realty Private Limited

Joint ventures/Jointly controlled assets  
Siddhivinayak Realities Private Limited  
Astir Realty LLP  
Oasis Realty  
Zaco Aviation  
Buoyant Realty LLP  
Pursuit Realty LLP

###### (iii) Other parties with whom transactions have taken place during the year

Fellow subsidiary company  
Incline Realty Private Limited  
Kingston Property Services Limited

Key management personnel and their relatives  
Bindu Oberoi  
Tilokchand P. Ostwal  
Venkatesh Mysore

Entities where key management personnel have significant influence  
Oberoi Foundation  
I-Ven Realty Limited

##### 35.2 Related party transactions

(Rs. in Lakh)

Nature of transaction	Name	Joint ventures/Jointly controlled assets		Holding company		Subsidiary company		Key management personnel and their relatives		Fellow subsidiary company		Entities where key management personnel have significant influence	
		March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Amount paid on behalf by	Oberoi Realty Limited	-	-	-	0.27	-	-	-	-	-	-	-	-
Amount paid on behalf of	Oasis Realty	246.82	-	-	-	-	-	-	-	-	-	-	-
Amount received on behalf by	Oberoi Realty Limited	-	-	1.15	-	-	-	-	-	-	-	-	-
	Incline Realty Private Limited	-	-	-	-	-	-	-	-	0.02	3.93	-	-







## 39. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

## 39.1 Accounting classification

The carrying value of financial instruments by categories is as follows:

(Rs. in Lakh)

Particulars	CARRYING VALUE					
	As at March 31, 2021			As at March 31, 2020		
	At Cost	Fair Value through profit or loss	Amortised Cost	At Cost	Fair Value through profit or loss	Amortised Cost
<b>Financial assets</b>						
Cash and cash equivalents	-	-	2,034.06	-	-	3,150.08
Other bank balances	-	-	1,416.90	-	-	182.17
Trade receivables	-	-	4,489.95	-	-	4,676.70
Loans	-	-	7.01	-	-	7.11
Investments:						
Investment in optionally convertible debentures	-	-	199.30	-	-	199.04
Investment in mutual funds	-	1,076.13	-	-	485.09	-
Investment in subsidiaries/joint ventures	1,31,812.00	-	-	1,95,839.68	-	-
Other financial assets	-	-	387.09	-	-	1,508.95
	<b>1,31,812.00</b>	<b>1,076.13</b>	<b>8,534.31</b>	<b>1,95,839.68</b>	<b>485.09</b>	<b>9,724.05</b>
<b>Financial liabilities</b>						
Borrowings:						
Line of credit	-	-	35,165.99	-	-	34,155.03
From Holding Company	-	-	1,10,025.10	-	-	1,81,409.49
Trade payables	-	-	3,104.41	-	-	2,440.36
Other financial liabilities	-	-	3,432.58	-	-	3,267.42
	-	-	<b>1,51,728.08</b>	-	-	<b>2,21,272.30</b>

## 39.2 Fair Values

The table which provides the fair value measurement hierarchy of the Company's assets and liabilities is as follows:

(Rs. in Lakh)

March 31, 2021	CARRYING VALUE	FAIR VALUE		
		Level 1	Level 2	Level 3
<b>Financial assets</b>				
Investments at cost:				
Investment in optionally convertible debentures	199.30	-	203.50	-
Investments at fair value through profit or loss:				
Investment in mutual funds	1,076.13	1,076.13	-	-
	<b>1,275.43</b>	<b>1,076.13</b>	<b>203.50</b>	<b>-</b>
<b>Financial liabilities at amortised cost</b>				
Borrowings:				
Line of credit	35,165.99	-	35,183.29	-
	<b>35,165.99</b>	<b>-</b>	<b>35,183.29</b>	<b>-</b>

(Rs. in Lakh)

March 31, 2020	CARRYING VALUE	FAIR VALUE		
		Level 1	Level 2	Level 3
<b>Financial assets</b>				
Investments at cost:				
Investment in optionally convertible debentures	199.04	-	201.50	-
Investments at fair value through profit or loss:				
Investment in mutual funds	485.09	485.09	-	-
	<b>684.13</b>	<b>485.09</b>	<b>201.50</b>	<b>-</b>
<b>Financial liabilities at amortised cost</b>				
Borrowings:				
Line of credit	34,155.03	-	34,196.33	-
	<b>34,155.03</b>	<b>-</b>	<b>34,196.33</b>	<b>-</b>

The management assessed that carrying amount of cash and cash equivalents, other bank balances, trade receivables, loans, investment in subsidiaries/joint ventures, other financial assets, unsecured borrowings, trade payable and other financial liabilities approximate their fair values largely due to the short-term maturities of these instruments.

**39. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**39.3 Measurement of fair values**

The table which shows the valuation techniques used in measuring Level 2 and Level 3 fair values, as well as the significant unobservable inputs used is as follows :

**Financial instruments measured at fair value**

Type	Valuation technique	Significant unobservable inputs	Range	Sensitivity of the input to fair value
				Change in discount rate by 500 basis points would increase/(decrease) as below (In Lakh)
<b>Financial Assets:</b> - Investment in optionally convertible debentures	Discounted cash flow technique- The fair value is estimated considering net present value calculated using discount rates derived from quoted prices of similar instruments with similar maturity and credit rating that are traded in active markets, adjusted by an illiquidity factor.	Discount rate	7.77%	10/(10)
<b>Financial Liabilities:</b> - Line of credit	Discounted cash flow technique- The fair value is estimated considering net present value calculated using discount rates derived from quoted prices of similar instruments with similar maturity and credit rating that are traded in active markets, adjusted by an illiquidity factor.	Discount rate	8.77%	6/(6)

**Transfers between Levels 1 and 2**

There have been no transfers between Level 1 and Level 2 during the respective period presented above.

**39.4 Financial risk management**

The Company has exposure to the following risks arising from financial instruments:

- (i) Credit risk ;
- (ii) Liquidity risk ; and
- (iii) Market risk

**Risk management framework**

The Company’s Board of Directors has overall responsibility for the establishment and oversight of the Company’s risk management framework. The Board of Directors are responsible for developing and monitoring the Company’s risk management policies.

The Company’s risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company’s activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

**(i) Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company’s receivables from customers and investments in debt securities.

The carrying amount of the financial assets which represents the maximum credit exposure is as follows:

**(a) Trade and other receivables**

The Company’s exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, credit risk with regards to trade receivable is almost negligible in case of its residential sale and lease rental business. The same is due to the fact that in case of its residential sell business it does not handover possession till entire outstanding is received. Similarly in case of lease rental business, the Company keep 3 to 12 months rental as deposit from the occupants.

No impairment is observed on the carrying value of trade receivable.

**(b) Investment in debt securities**

The Company has investment only in redeemable optionally convertible debentures and the settlement of such instruments is linked to the completion of the respective underlying projects. No impairment has been recognised on such investments till date.

**(c) Cash and cash equivalents**

Credit risk from balances with banks and financial institutions is managed by the Company’s treasury department in accordance with the Company’s policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed periodically by the Company and may be updated throughout the year. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty’s potential failure to make payments.

## 39. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

## (ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company approach to managing liquidity is to ensure as far as possible that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed condition, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of surplus funds, bank overdrafts, bank loans, debentures and inter-corporate loans.

The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding.

## Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

(Rs. in Lakh)

March 31, 2021	CONTRACTUAL CASH FLOWS				
	Carrying amount	Within 1 year	1-2 years	2-5 years	More than 5 years
Borrowings:					
Line of credit	35,165.99	-	-	35,165.99	-
Loan from related parties	1,10,025.10	1,10,025.10	-	-	-
Trade payables	3,104.41	2,091.77	1,012.64	-	-
Other financial liabilities	3,432.58	3,432.58	-	-	-
	<b>1,51,728.08</b>	<b>1,15,549.45</b>	<b>1,012.64</b>	<b>35,165.99</b>	-

(Rs. in Lakh)

March 31, 2020	CONTRACTUAL CASH FLOWS				
	Carrying amount	Within 1 year	1-2 years	2-5 years	More than 5 years
Borrowings:					
Line of credit	34,155.03	-	-	34,155.03	-
Loan from related parties	1,81,409.49	1,81,409.49	-	-	-
Trade payables	2,440.36	1,319.37	1,120.99	-	-
Other financial liabilities	3,267.42	3,098.79	168.64	-	-
	<b>2,21,272.30</b>	<b>1,85,827.64</b>	<b>1,289.63</b>	<b>34,155.03</b>	-

## 39. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

## (iii) Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates, interest rates and equity prices – will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. The Company is exposed to market risk primarily related to foreign exchange rate risk, interest rate risk and the market value of certain commodities. Thus, its exposure to market risk is a function of investing and borrowing activities and revenue generating and operating activities. The objective of market risk management is to avoid excessive exposure in our revenues and costs.

## (a) Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when expense is denominated in a foreign currency).

The Company closely tracks and observes the movement of foreign currency with regards to INR and also forward cover rate. The Company decides to cover or keep the foreign currency exposure open based on the above.

## (b) Exposure to currency risk

The currency profile of financial assets and financial liabilities is as follows:

(Rs. in Lakh)

Particulars	March 31, 2021 USD	March 31, 2021 Total
<b>Financial liabilities</b>		
Trade payables (including capital creditors)	40.03	40.03
	<b>40.03</b>	<b>40.03</b>

(Rs. in Lakh)

Particulars	March 31, 2020 USD	March 31, 2020 Total
<b>Financial liabilities</b>		
Trade payables (including capital creditors)	36.69	36.69
	<b>36.69</b>	<b>36.69</b>

## (c) Sensitivity analysis

A reasonably possible strengthening (weakening) of the Indian Rupee against US dollars at March 31 would have affected the measurement of financial instruments denominated in US dollars and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

(Rs. in Lakh)

Effect in INR	Effect on profit before tax	
	Strengthening	Weakening
<b>March 31, 2021</b>		
<b>10% movement</b>		
USD	4.00	(4.00)
	<b>4.00</b>	<b>(4.00)</b>
<b>March 31, 2020</b>		
<b>10% movement</b>		
USD	3.67	(3.67)
	<b>3.67</b>	<b>(3.67)</b>

## 39. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

**(d) Interest rate risk**

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

**(e) Exposure to interest rate risk**

The Company's interest rate risk arises from borrowings. Borrowings issued at fixed rates exposes to fair value interest rate risk. The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows:

Particulars	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
<b>Floating-rate instruments</b>		
Borrowings	35,165.99	34,155.03
	<b>35,165.99</b>	<b>34,155.03</b>

**i. Fair value sensitivity analysis for fixed-rate instruments**

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

**ii. Fair value sensitivity analysis for floating-rate instruments**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, is as follows:

	(Rs. in Lakh)	
	Increase/decrease in basis points	Effect on profit before tax
<b>March 31, 2021</b>		
INR - Increase	25	(87.40)
INR - Decrease	25	87.40
<b>March 31, 2020</b>		
INR - Increase	25	(59.93)
INR - Decrease	25	59.93

**(f) Commodity price risk**

The Company's activities are exposed to steel and cement price risks and therefore its overall risk management program focuses on the volatile nature of the steel and cement market, thus seeking to minimize potential adverse effects on the Company's financial performance on account of such volatility.

The risk management committee regularly reviews and monitors risk management principles, policies, and risk management activities

**39. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)****39.5 Capital management**

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital. The Company includes within net debt, interest and non interest bearing loans and borrowings, less cash and cash equivalents, excluding discontinued operations.

The Company's adjusted net debt to adjusted equity ratio is as follows:

Particulars	(Rs. in Lakh)	
	March 31, 2021	March 31, 2020
Borrowings	1,45,191.09	2,15,564.52
Less : Cash and cash equivalent (including investment in mutual funds)	3,110.19	3,635.17
<b>Adjusted net debt</b>	<b>1,42,080.90</b>	<b>2,11,929.35</b>
Total equity	2,08,949.74	2,00,235.33
<b>Adjusted equity</b>	<b>2,08,949.74</b>	<b>2,00,235.33</b>
Adjusted net debt to adjusted equity ratio	0.68	1.06

Notes forming part of Ind AS financial statements for the year ended

40 REVENUE FROM CONTRACTS WITH CUSTOMERS

40.1. Revenue from Operations

(Rs. in Lakh)

Particulars	March 31, 2021	March 31, 2020
Revenue from contract with customers as per note 25	41,749.71	56,986.32
Add : Customer incentives	2,224.68	1,797.58
<b>Total revenue as per contracted price</b>	<b>43,974.39</b>	<b>58,783.90</b>

40.2. Contract Balances

(i) The table that provides information about receivables, contract assets and contract liabilities from contract with customers is as follows:

(Rs. in Lakh)

Particulars	March 31, 2021	March 31, 2020
Trade Receivables	4,489.95	4,676.70
Contract Assets	27,154.20	7,050.04
Contract Liabilities	6,402.11	6,835.05
<b>Total</b>	<b>38,046.26</b>	<b>18,561.79</b>

(ii) Changes in the contract assets balances during the year is as follows:

(Rs. in Lakh)

Contract Assets	March 31, 2021	March 31, 2020
Opening Balance	7,050.04	2,889.58
Less : Transferred to receivables	2,055.29	181.04
Add : Revenue recognised net off invoicing	22,159.46	4,341.50
<b>Closing Balance</b>	<b>27,154.19</b>	<b>7,050.04</b>

(iii) Changes in the contract liabilities balances during the year is as follows:

(Rs. in Lakh)

Contract Liabilities	March 31, 2021	March 31, 2020
Opening Balance	6,835.05	35,271.11
Less : Revenue recognised during the year from balance at the beginning of the year	6,268.11	34,486.78
Add : Advance received during the year not recognized as revenue	257.11	-
Add : Increase due to invoicing net off revenue recognition	5,578.06	6,050.72
<b>Closing Balance</b>	<b>6,402.11</b>	<b>6,835.05</b>

40.3. Transaction Price - Remaining Performance Obligation

The aggregate amount of transaction price allocated to the unsatisfied (or partially satisfied) performance obligation is Rs 92,197.14 lakh and the Company expects to recognise revenue in the following time bands:

(Rs. in Lakh)

Time Bands	Transaction price pertaining to unsatisfied (or partially satisfied) performance obligation
0-1 year	-
0-3 years	92,197.14
0-4 years	-
<b>Total</b>	<b>92,197.14</b>

41. Since the operations of the Company involves only real estate segment and one geographical segment, the segment information as required by Ind AS 108 Segment Reporting is not disclosed.
42. **CORPORATE SOCIAL RESPONSIBILITY**  
As per section 135 of the Companies Act, 2013 read with relevant rules thereon, the Company was required to spend Rs. 365.93 lakh (Rs. 182.56 lakh) on Corporate social responsibility (CSR) activities during FY 2020-21. Against it, the Company has during the year under review spent an amount of Rs. 282.34 lakh (Rs. 31.70 lakh) towards CSR activities. The balance unspent CSR amount for FY 2020-2021 of Rs. 83.59 lakh has been provided for in the financial statements.
43. The Company's operations were impacted by the Covid 19 pandemic. In preparation of these financials, the Company has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. Based on current indicators of future economic conditions, the Company has sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financials. The Company will continue to monitor any material changes to future economic conditions
44. Previous year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current year's classification

As per our report of even date

**For S R B C & CO LLP**

Chartered Accountants

Firm Registration Number 324982E/E300003

**per Vinayak Pujare**

Partner

**Membership No.: 101143**

Mumbai, May 14, 2021

**For and on behalf of the Board of Directors**

**Vikas Oberoi**

Managing Director

DIN 00011701

**Bindu Oberoi**

Whole-time Director

DIN 00837711

**Bhaskar Kshirsagar**

Company Secretary

M No. A19238

Mumbai, May 14, 2021

**Oberoï Constructions Limited****STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENT OF SUBSIDIARIES/ASSOCIATE COMPANIES/JOINT VENTURES U/S 129(3) AS ON MARCH 31, 2021****Part A  
Subsidiaries**

(Rs. in Lakh)

SI No.	Name of subsidiary	Paid-up share capital	Other equity (including reserve and surplus)	Total assets	Total liabilities	Investments	Turnover (including other income)	Profit/(loss) before tax	Provision for tax	Profit/(loss) after tax	Proposed dividend (excluding dividend distribution tax)	Extent of shareholding (in percentage)
1	Perspective Realty Private Limited	9.00	0.79	17.45	7.66	-	1.14	0.13	0.03	0.10	Nil	100.00%
2	Astir Realty LLP#	1,37,180.46	(3,919.90)	1,33,261.21	0.66	1,03,857.56	0.46	(3,920.31)	-	(3,920.31)	Nil	90.00%

A. All the above entities reporting currency is Indian Rupees and having year end on March 31, 2021.

# Paid-up share capital includes amounting Rs.1.00 lakh as fixed contribution and Rs.1,37,179.46 lakh as current contribution.

For and on behalf of the Board of Directors

**Vikas Oberoi**  
Managing Director  
DIN 00011701

**Bindu Oberoi**  
Whole-time Director  
DIN 00837711

**T. P. Ostwal**  
Director  
DIN 00821268

**Bhaskar Kshirsagar**  
Company Secretary  
M No. A19238

Mumbai, May 14, 2021

STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENT OF SUBSIDIARIES/ASSOCIATE COMPANIES/JOINT VENTURES U/S 129(3) AS ON MARCH 31, 2021

Part B

Associate Companies and Joint Ventures

(Rs. in Lakh)

SI No.	Name of Associates/Joint Ventures	Siddhivinayak Realities Private Limited	Oasis Realty	Buoyant Realty LLP	Pursuit Realty LLP*
1	Latest audited Balance Sheet Date	March 31, 2021	March 31, 2021	March 31, 2021	March 31, 2021
2	Shares of joint ventures held by the company on the year end				
	a) Number				
	i) Equity	4,18,26,070	-	-	-
	ii) Preference	-	-	-	-
	b) Amount of Investment in joint venture	4,232.71	4,098.78	8.59	0.02
	c) Extent of Holding %	50.00%	25% - 40%	0.99%	2.00%
3	Description of how there is significant influence	Due to Shareholding	Due to ownership interest	Due to ownership interest	Due to ownership interest
4	Reason why the joint venture is not consolidated	NA	NA	NA	NA
5	Networth attributable to Shareholding as per latest audited Balance Sheet	4,194.47	30,691.71	2.38	0.02
6	Profit/(Loss) after tax for the year				
	a) Considered in Consolidation	(0.91)	(88.93)	(0.01)	0.00

\* Yet to commence operation.

For and on behalf of the Board of Directors

**Vikas Oberoi**  
Managing Director  
DIN 00011701

**Bindu Oberoi**  
Whole-time Director  
DIN 00837711

**T. P. Ostwal**  
Director  
DIN 00821268

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Mumbai, May 14, 2021