

# Incline Realty Private Limited

FINANCIAL STATEMENT  
FY 2021-22

## INDEPENDENT AUDITOR'S REPORT

To the Members of Incline Realty Private Limited

Report on the Audit of the Financial Statements

### Opinion

We have audited the accompanying financial statements of Incline Realty Private Limited ("the Company"), which comprise the Balance sheet as at March 31, 2022, 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 financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the 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, 2022, 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 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 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 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 financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the 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.

### Responsibility of Management for the 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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

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

## Incline Realty Private Limited

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

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

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

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

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, 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 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, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;
  - (f) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
  - (g) According to the information and explanations given to us by the management, no managerial remuneration for the year ended March 31, 2021 has been paid/provided by the Company to its Directors and accordingly provisions of section 197 of the Act is not applicable;
  - (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 financial statements – Refer Note33 to the financial statements
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

## Incline Realty Private Limited

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- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. a) The management has represented that, to the best of its knowledge and belief and as disclosed in the note 39 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b) The management has represented that, to the best of its knowledge and belief and as disclosed in the note 39 to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.

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

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

per **Vinayak Pujare**

Partner

Membership Number: 101143

UDIN: 22101143AJSDTS4697

Place of Signature: Mumbai

Date: May 26, 2022

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

Re: Incline Realty Private Limited ('the Company')

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (a) (B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.
- (c) The title deeds of immovable properties disclosed in note 2 & 4 to the financial statements included in property, plant and equipment and investment property are held in the name of the Company.
- (d) The Company has not revalued its Property, Plant and Equipment or intangible assets during the year ended March 31, 2022
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. No material discrepancies were noticed on such physical verification.
- (b) As disclosed in note 15 to the financial statements, the Company has been sanctioned working capital limits in excess of ₹ five crores in aggregate from banks and financial institutions during the year on the basis of security of current assets of the Company. The quarterly returns/statements filed by the Company with such banks and financial institutions are in agreement with the books of accounts of the Company.
- (iii) (a) During the year the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.
- (b) During the year the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees to companies, firms, Limited Liability Partnerships or any other parties are not prejudicial to the Company's interest.
- (c) The Company has not granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.
- (d) The Company has not granted loans or advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.
- (e) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.
- (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.
- (iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.
- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- (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 regular in depositing with appropriate authorities undisputed statutory dues including goods and service tax, provident fund, employees' state insurance, income-tax, property tax, duty of custom, duty of excise, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues and other statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

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- (b) The dues of goods and service tax, income-tax, service tax, customs duty, value added tax and property tax not been deposited on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (in lakhs)	Period to which amount relates	Forum where the dispute is pending
Maharashtra Value Added Tax-2002	VAT, Interest and Penalty	50.35	2016-17 and 2017-18	Dty. Comm. of Sales Tax, Mumbai
Maharashtra Goods and Services Tax Act, 2017	Krishi Kalyan Cess (Cenvat Credit)	1.98	2017-18	Asst. Comm., CGST & Central Excise, Mumbai East.
Maharashtra Goods and Services Tax Act, 2017	Disallowance of TRAN-1 credit	36.72	2017-18	Dty. Comm. of State Tax, Mumbai
Mumbai Municipal Corporation Act, 1888	Property Tax	989.14	2016-17 to 2021-22	Hon'ble High Court

- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) Loans amounting to ₹ 1,01,821.63 lakhs are interest free and repayable on demand. Such loans have not been demanded for repayment during the relevant financial year. The Company has not defaulted in repayment of other borrowings or payment of interest thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) The Term loan was applied for the purpose for which the loans were obtained.
- (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money during the year by way of initial public offer/further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares/fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor, secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) (b) and (c) of the Order is not applicable to the Company.
- (xiii) Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- (xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.
- (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

## **Incline Realty Private Limited**

- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company
  - (d) There are no other Companies part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current financial year and in the immediately preceding Financial Year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) On the basis of the financial ratios disclosed in note 40 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 38 to the financial statements.
- (b) All amounts that are unspent under section (5) of section 135 of Companies Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the said Act. This matter has been disclosed in note 38 to the financial statements.

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

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

per **Vinayak Pujare**

Partner

Membership Number: 101143

UDIN: 22101143AJSDTS4697

Place of Signature: Mumbai

Date: May 26, 2022

### **Annexure 2 to the Independent Auditor's Report of even date on the financial statements of Incline Realty Private Limited**

Re: Incline Realty Private 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 the financial statements of Incline Realty Private Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

The 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 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 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 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 these financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

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

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

per **Vinayak Pujare**

Partner

Membership Number: 101143

UDIN: 22101143AJSDTS4697

Place of Signature: Mumbai

Date: May 26, 2022

# Incline Realty Private Limited

## BALANCE SHEET

		(₹ in Lakh)	
AS AT	Note	March 31, 2022	March 31, 2021
<b>ASSETS</b>			
<b>I) Non-current assets</b>			
a) Property, plant and equipment	2	78.92	94.34
b) Capital work in progress	3	100,854.93	60,681.52
c) Financial assets			
i) Other financial assets	4	829.95	555.46
d) Deferred tax assets (net)	5	1,217.43	2,116.27
e) Other non-current assets	6	5,142.73	3,367.04
		<b>108,123.96</b>	<b>66,814.63</b>
<b>II) Current assets</b>			
a) Inventories	7	87,665.22	111,661.43
b) Financial assets			
i) Investments	8	17,808.39	1,250.88
ii) Trade receivables	9	1,872.70	1,818.14
iii) Cash and cash equivalents	10	1,388.88	2,943.75
iv) Bank balances other than (iii) above	11	1,004.92	2,998.72
v) Other financial assets	4	-	0.32
c) Current tax assets (net)	12	1,480.36	791.39
d) Other current assets	6	52,705.49	26,983.42
		163,925.96	148,448.05
		<b>272,049.92</b>	<b>215,262.68</b>
<b>TOTAL ASSETS (I+II)</b>			
<b>EQUITY AND LIABILITIES</b>			
<b>I) Equity</b>			
a) Equity share capital	13	500.00	500.00
b) Other equity	14	72,642.34	52,658.80
		<b>73,142.34</b>	<b>53,158.80</b>
<b>II) Liabilities</b>			
<b>i) Non-current liabilities</b>			
a) Financial liabilities			
i) Borrowings	15	22,940.31	-
ii) Trade payables	16		
a) Total outstanding dues of micro enterprises and small enterprises		280.45	139.40
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		1,214.74	873.93
iii) Other financial liabilities	17		
i) Capital creditors			
a) Total outstanding dues of micro enterprises and small enterprises		7.99	-
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		509.63	118.99
ii) Others		304.59	279,888.1
b) Provisions	18	24.67	26,195.3
c) Other non-current liabilities	19	582.48	672,699.7
		25,864.86	2,111.10
<b>ii) Current liabilities</b>			
a) Financial liabilities			
i) Borrowings	15	126,627.95	136,880.66
ii) Trade payables	16		
a) Total outstanding dues of micro enterprises and small enterprises		562.82	379.58
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		8,373.66	7,145.55
iii) Other financial liabilities	17		
i) Capital creditors			
a) Total outstanding dues of micro enterprises and small enterprises		0.33	11.99
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		875.92	484.82
b) Other current liabilities	19	36,489.20	14,260.59
c) Provisions	18	21.51	30.48
d) Current tax liabilities (net)	20	91.33	799.10
		<b>173,042.72</b>	<b>159,992.79</b>
		<b>198,907.58</b>	<b>162,103.89</b>
		<b>272,049.92</b>	<b>215,262.68</b>
<b>TOTAL LIABILITIES (i+ii)</b>			
<b>TOTAL EQUITY AND LIABILITIES (I+II)</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**

Director

DIN 00011701

**Saamil Daru**

Director cum Chief Financial Officer

DIN 03533268

**Bhaskar Kshirsagar**

Company Secretary

M No. A19238

Mumbai, May 26, 2022

Mumbai, May 26, 2022

**STATEMENT OF PROFIT AND LOSS**

(₹ in Lakh)

<b>FOR THE YEAR ENDED</b>	<b>Note</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>INCOME</b>			
Revenue from operations	21	82,161.89	61,576.52
Other income	22	424.81	228.40
<b>Total revenue</b>	<b>(A)</b>	<b>82,586.70</b>	<b>61,804.92</b>
<b>EXPENSES</b>			
Operating cost	23	27,165.28	27,471.19
Changes in inventories	24	23,996.21	7,090.40
Employee benefits expense	25	671.02	254.74
Finance costs	26	2,105.35	2,778.06
Depreciation expense	27	17.38	18.17
Other expenses	28	1,786.72	1,143.70
<b>Total expenses</b>	<b>(B)</b>	<b>55,741.96</b>	<b>38,756.26</b>
<b>Profit before tax</b>	<b>(A-B)</b>	<b>26,844.74</b>	<b>23,048.66</b>
<b>Tax expense</b>			
Current tax		5,967.32	4,752.38
Deferred tax		897.59	(2,111.84)
Adjustments of tax relating to earlier years (net)		-	(441.92)
<b>Profit after tax</b>	<b>(C)</b>	<b>19,979.83</b>	<b>20,850.04</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to profit or loss in subsequent year</b>			
Re - measurement gains on defined benefit plans		4.96	42.90
Income tax effect on above		(1.25)	(10.80)
<b>Total other comprehensive income for the year net of tax</b>	<b>(D)</b>	<b>3.71</b>	<b>32.10</b>
<b>Total comprehensive income for the year (Comprising profit and other comprehensive income for the year)</b>	<b>(C+D)</b>	<b>19,983.54</b>	<b>20,882.14</b>
<b>Earnings per equity share (face value of ₹10)</b>			
	<b>29</b>		
- Basic (in ₹)		399.60	417.00
- Diluted (in ₹)		399.60	417.00

Significant accounting policies

1

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

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

per **Vinayak Pujare**

Partner

Membership No.: 101143

**Vikas Oberoi**

Director

DIN 00011701

**Saumil Daru**

Director cum Chief Financial Officer

DIN 03533268

**Bhaskar Kshirsagar**

Company Secretary

M No. A19238

Mumbai, May 26, 2022

Mumbai, May 26, 2022

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

**A. Equity Share Capital**

		(₹ in Lakh)
<b>Particulars</b>	<b>Note</b>	<b>Amount</b>
<b>Balance as at April 1, 2021</b>		<b>500.00</b>
Change in equity share capital		-
<b>Balance as at March 31, 2022</b>	<b>13</b>	<b>500.00</b>

		(₹ in Lakh)
<b>Particulars</b>		<b>Amount</b>
<b>Balance as at April 1, 2020</b>		<b>500.00</b>
Change in equity share capital		-
<b>Balance as at March 31, 2021</b>	<b>13</b>	<b>500.00</b>

**B. Other Equity**

		(₹ in Lakh)	
<b>Particulars</b>	<b>Note</b>	<b>Reserves and Surplus</b>	
		<b>Retained Earnings</b>	<b>Total</b>
<b>A. Balance as at April 1, 2021</b>	<b>14</b>	<b>52,658.80</b>	<b>52,658.80</b>
<b>Changes during the year</b>			
Profit for the year		19,979.83	19,979.83
<b>Other comprehensive income</b>			
Remeasurement of the net defined benefit plans, net of taxes		3.71	3.71
<b>B. Total changes during the year</b>		<b>19,983.54</b>	<b>59,950.63</b>
<b>(A+B) Balance as at March 31, 2022</b>	<b>14</b>	<b>72,642.34</b>	<b>112,609.43</b>

		(₹ in Lakh)	
<b>Particulars</b>	<b>Note</b>	<b>Reserves and Surplus</b>	
		<b>Retained Earnings</b>	<b>Total</b>
<b>A. Balance as at April 1, 2020</b>	<b>14</b>	<b>31,776.66</b>	<b>31,776.66</b>
<b>Changes during the year</b>			
Transfer to/(from) retained earnings		-	-
Profit for the year		20,850.04	20,850.04
<b>Other comprehensive income</b>			
Remeasurement of the net defined benefit plans, net of taxes		32.10	32.10
<b>B. Total changes during the year</b>		<b>20,882.14</b>	<b>62,646.43</b>
<b>(A+B) Balance as at March 31, 2021</b>	<b>14</b>	<b>52,658.80</b>	<b>94,423.08</b>

Significant accounting policies

1

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**

Director

DIN 00011701

**Saumil Daru**

Director cum Chief Financial Officer

DIN 03533268

**Bhaskar Kshirsagar**

Company Secretary

M No. A19238

Mumbai, May 26, 2022

Mumbai, May 26, 2022

**CASH FLOW STATEMENT**

		(₹ in Lakh)	
<b>FOR THE YEAR ENDED</b>		<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES :</b>			
<b>Profit before tax as per Statement of Profit and Loss</b>		<b>26,844.74</b>	<b>23,048.66</b>
<b>Adjustments for</b>			
Depreciation expense		17.38	18.17
Interest income (including fair value change in financial instruments)		(128.09)	(193.68)
Interest expenses (including fair value change in financial instruments)		2,105.35	2,778.06
(Gain)/Loss from foreign exchange fluctuation (net)		14.54	-
Sundry balances written off/(back)		(3.53)	75.00
Profit on sale of investments (net)		(296.71)	(34.72)
<b>Operating cash profit before working capital changes</b>		<b>28,553.68</b>	<b>25,691.49</b>
<b>Movement in working capital</b>			
Increase/(decrease) in trade payables		1,882.21	5,625.13
Increase/(decrease) in other liabilities		22,163.11	(15,050.62)
Increase/(decrease) in provisions		(5.55)	32.50
(Increase)/decrease in other assets		(26,303.67)	(13,214.50)
(Increase)/decrease in trade receivables		(54.58)	2,772.69
(Increase)/decrease in inventories		25,579.45	7,093.72
<b>Cash generated from operations</b>		<b>51,814.65</b>	<b>12,950.41</b>
Income tax paid (net)		(7,364.06)	(4,175.52)
<b>Net cash inflow from operating activities</b>	<b>(A)</b>	<b>44,450.59</b>	<b>8,774.89</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES :</b>			
(Acquisition)/(adjustments) of property, plant and equipment/addition to capital work in progress (net)		(40,591.37)	(8,870.27)
Interest received		128.09	193.68
(Acquisition)/sale of investments (net)		296.71	34.72
(Increase)/decrease in other assets		1,719.64	(291.24)
<b>Net cash outflow from investing activities</b>	<b>(B)</b>	<b>(38,446.93)</b>	<b>(8,933.11)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES :</b>			
Proceeds from short term secured borrowings		54,946.68	56,248.64
Repayment of short term secured borrowings		(59,781.76)	(26,875.35)
Proceeds from long term secured borrowings		23,200.00	-
Repayment of long term secured borrowings		(221.38)	-
Repayment of debentures		-	(37,500.00)
Proceeds from short term unsecured borrowings		31,994.61	44,989.10
Repayment of short term unsecured borrowings		(37,468.26)	(35,603.59)
Interest paid (gross)		(3,670.88)	(4,324.99)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(C)</b>	<b>8,999.01</b>	<b>(3,066.19)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(A+B+C)</b>	<b>15,002.67</b>	<b>(3,224.41)</b>
Add: Cash and cash equivalents at the beginning of the year		4,194.63	7,419.04
<b>Cash and cash equivalents at the end of the year</b>		<b>19,197.30</b>	<b>4,194.63</b>

**COMPONENTS OF CASH AND CASH EQUIVALENTS**

		(₹ in Lakh)	
<b>AS AT</b>		<b>March 31, 2022</b>	<b>March 31, 2021</b>
Cash on hand		0.34	0.37
Balance with banks		1,036.75	2,815.13
Cheques on hand		351.79	128.25
Add: Short term liquid investments		17,808.39	1,250.88
<b>Cash and cash equivalents at the end of the year</b>		<b>19,197.27</b>	<b>4,194.63</b>

**CASH FLOW STATEMENT**

RECONCILIATION STATEMENT OF CASH AND BANK BALANCES AS AT

(₹ in Lakh)

<b>AS AT</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Cash and cash equivalents at the end of the year as per above	19,197.27	4,194.63
Fixed deposit with banks	130.70	675.01
Add: Fixed deposits with banks (lien marked)	1,704.17	2,879.17
Less: Short term liquid investments	(17,808.39)	(1,250.88)
Less: Fixed deposits with banks, having original maturity of more than 12 months	(829.95)	(555.46)
<b>Cash and bank balance as per Balance Sheet (refer note 10 and 11)</b>	<b>2,393.80</b>	<b>5,942.47</b>

**Disclosure as required by Ind AS 7**

**Reconciliation of liabilities arising from financing activities**

(₹ in Lakh)

<b>March 31, 2022</b>	<b>Opening balance</b>	<b>Cash flows</b>	<b>Non cash changes</b>	<b>Closing balance</b>
Short term secured borrowings	29,585.38	18,143.54	17.71	47,746.63
Short term unsecured borrowings	107,295.28	(5,473.65)	-	101,821.63
<b>Total liabilities from financing activities</b>	<b>136,880.66</b>	<b>12,669.89</b>	<b>17.71</b>	<b>149,568.26</b>

(₹ 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	39,255.69	(8,126.71)	(1,543.60)	29,585.38
Short term unsecured borrowings	97,909.77	9,385.51	-	107,295.28
<b>Total liabilities from financing activities</b>	<b>137,165.46</b>	<b>1,258.80</b>	<b>(1,543.60)</b>	<b>136,880.66</b>

The above Cash Flow Statement has been prepared under the Indirect Method, as set out in Ind AS 7 Statement of Cash Flows.

Significant accounting policies 1

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

Mumbai, May 26, 2022

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

**Vikas Oberoi**

Director

DIN 00011701

**Bhaskar Kshirsagar**

Company Secretary

M No. A19238

Mumbai, May 26, 2022

**Saumil Daru**

Director cum Chief Financial Officer

DIN 03533268

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

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

#### 1.1 NATURE OF OPERATIONS

Incline Realty Private Limited (the 'Company' or 'IRPL'), a private 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, 3rd 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, 2022 were authorised and approved for issue by the Board of Directors on May 26, 2022.

#### 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 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 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

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

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.

**(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

\*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 ₹ 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.

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.



**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

**(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 registered valuer who holds a 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.

Assets individually costing less than or equal to ₹ 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 (net of transaction costs) 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

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

### NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

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 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 non-cancellable 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.

#### (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 non-cancellable 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

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

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 non-cancellable 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 non-cancellable 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 non-cancellable 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 non-cancellable 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.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

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.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

**(b) Loans 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.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

**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.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

**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 5th 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.

## NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

### NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

#### 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.

#### 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 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.



**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

**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) 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 utilized. 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.

**(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.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

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**NOTE 1. NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES (CONTD.)**

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**(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**

**NOTE 2. PROPERTY, PLANT AND EQUIPMENT**

(₹ in Lakh)

Particulars						Total
	Buildings	Furniture & Fixtures	Office Equipment	Plant and Machinery	Computers	
<b>Gross carrying value as at April 1, 2021</b>	<b>2.40</b>	<b>137.64</b>	<b>17.01</b>	<b>31.91</b>	<b>21.11</b>	<b>210.07</b>
Additions	-	1.68	0.28	-	-	1.96
(Deductions)/(Disposals)	-	(0.12)	(0.04)	-	-	(0.16)
<b>Gross carrying value as at March 31, 2022</b>	<b>2.40</b>	<b>139.20</b>	<b>17.25</b>	<b>31.91</b>	<b>21.11</b>	<b>211.87</b>
<b>Accumulated depreciation as at April 1, 2021</b>	<b>2.40</b>	<b>69.37</b>	<b>13.09</b>	<b>10.16</b>	<b>20.71</b>	<b>115.73</b>
Depreciation for the year	-	13.25	1.89	2.05	0.19	17.38
(Deductions)/(Disposals)	-	(0.12)	(0.04)	-	-	(0.16)
<b>Accumulated depreciation as at March 31, 2022</b>	<b>2.40</b>	<b>82.50</b>	<b>14.95</b>	<b>12.20</b>	<b>20.91</b>	<b>132.95</b>
<b>Net Carrying value as at March 31, 2022</b>	<b>-</b>	<b>56.70</b>	<b>2.30</b>	<b>19.71</b>	<b>0.21</b>	<b>78.92</b>

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

The title deed of the immovable property are held in the name of the Company.

(₹ in Lakh)

Particulars						Total
	Buildings	Furniture & Fixtures	Office Equipment	Plant and Machinery	Computers	
<b>Gross carrying value as at April 1, 2020</b>	<b>2.40</b>	<b>137.55</b>	<b>15.33</b>	<b>31.91</b>	<b>20.71</b>	<b>207.90</b>
Additions	-	0.09	1.68	-	0.40	2.17
<b>Gross carrying value as at March 31, 2021</b>	<b>2.40</b>	<b>137.64</b>	<b>17.01</b>	<b>31.91</b>	<b>21.11</b>	<b>210.07</b>
<b>Accumulated depreciation as at April 1, 2020</b>	<b>1.76</b>	<b>56.92</b>	<b>10.29</b>	<b>8.11</b>	<b>20.48</b>	<b>97.56</b>
Depreciation for the year	0.64	12.45	2.80	2.05	0.23	18.17
<b>Accumulated depreciation as at March 31, 2021</b>	<b>2.40</b>	<b>69.37</b>	<b>13.09</b>	<b>10.16</b>	<b>20.71</b>	<b>115.73</b>
<b>Net Carrying value as at March 31, 2021</b>	<b>-</b>	<b>68.27</b>	<b>3.92</b>	<b>21.76</b>	<b>0.40</b>	<b>94.34</b>

**NOTE 3. CAPITAL WORK IN PROGRESS**

(₹ in Lakh)

Particulars	Investment Properties		Total	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
	<b>Opening capital work in progress</b>	<b>60,681.52</b>	<b>24,118.75</b>	<b>60,681.52</b>
Additions	40,173.41	9,896.10	40,173.41	9,896.10
Transfers	-	26,669.21	-	26,669.21
Deductions during the year	-	(2.54)	-	(2.54)
<b>Closing capital work in progress</b>	<b>100,854.93</b>	<b>60,681.52</b>	<b>100,854.93</b>	<b>60,681.52</b>

Capital work in progress as at March 31, 2022 comprises of expenditure towards civil construction and machinery.

\*During the previous year, land cost of Rs 26,669.22 lakh (including proportionate finance cost) forming part of work in progress were allocated towards the land cost of mall and included in capital work in progress (refer note 24).

No project completion is overdue or has exceeded its cost compared to its original plan.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 3. CAPITAL WORK IN PROGRESS (CONTD.)**

**3.1 Capital Work in Progress (CWIP) ageing schedule**

(₹ in Lakh)

March 31, 2022	Amount in CWIP for the period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	40,173.40	36,563.60	14,234.16	9,883.77	100,854.93
Projects temporarily suspended	-	-	-	-	-

(₹ in Lakh)

March 31, 2021	Amount in CWIP for the period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	36,563.60	14,234.16	9,710.39	173.37	60,681.52
Projects temporarily suspended	-	-	-	-	-

(₹ in Lakh)

NOTE 4 OTHER FINANCIAL ASSETS	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Unsecured and considered good</b>				
Accrued income	-	-	-	0.32
Fixed deposit with banks, having remaining maturity for more than 12 months (refer note )	829.95	555.46	-	-
	<b>829.95</b>	<b>555.46</b>	<b>-</b>	<b>0.32</b>

(₹ in Lakh)

NOTE 5. DEFERRED TAX ASSETS (NET)	March 31, 2022	March 31, 2021
<b>Deferred tax assets</b>		
On other expenses	1,249.59	2,110.63
On depreciation	6.79	5.88
<b>Deferred tax liabilities</b>		
On fair valuation of investments	38.95	0.24
<b>Deferred tax assets (net)</b>	<b>1,217.43</b>	<b>2,116.27</b>

**5.1 Movement in deferred tax**

(₹ in Lakh)

Particulars	Total
<b>As at April 1, 2020</b>	<b>15.23</b>
- to profit and loss	2,111.84
- to other comprehensive income	(10.80)
<b>As at March 31, 2021</b>	<b>2,116.27</b>
- to profit and loss	(897.59)
- to other comprehensive income	(1.25)
<b>As at March 31, 2022</b>	<b>1,217.43</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

		(₹ in Lakh)			
NOTE 6. OTHER ASSETS	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)		
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	
<b>Unsecured and considered good</b>					
Capital advances	3,262.55	2,068.46	-	-	
<b>Advances other than capital advances</b>					
Security deposits	99.50	91.97	-	-	
Advance to vendor	-	-	2,717.50	2,008.23	
Advances recoverable in cash or kind	-	-	7,057.23	4,759.94	
Balance with government authorities	1,778.06	1,199.86	3,770.83	2,113.71	
Contract assets - Revenue in excess of billing (refer note 37)	-	-	39,105.84	17,942.84	
<b>Others</b>					
Prepaid expenses	2.62	6.75	54.09	158.70	
	<b>5,142.73</b>	<b>3,367.04</b>	<b>52,705.49</b>	<b>26,983.42</b>	

		(₹ in Lakh)	
NOTE 7. INVENTORIES	March 31, 2022	March 31, 2021	
Works in progress	84,470	108,466	
Finished goods	3,195	3,195	
	<b>87,665</b>	<b>111,661</b>	

Inventory comprising of unsold identified units admeasuring 3,07,783 sq. ft. (2,85,568 sq. ft.) in 3 (2) projects of the Company are mortgaged to a bank for availing term loan (refer note 15).

		(₹ in Lakh)	
NOTE 8. INVESTMENTS	March 31, 2022	March 31, 2021	
<b>Current</b>			
<b>Quoted</b>			
<b>Investment carried at fair value through profit and loss</b>			
<b>Investment in mutual funds</b>			
79,886 (Nil) units of ₹1000 each of Tata Liquid Fund – Direct Plan - Growth	2,684.54	-	
37,52,964 (Nil) units of ₹100 each of ICICI Prudential Overnight Fund - Direct Plan- Growth	4,301.19	-	
2,69,741 (Nil) units of ₹ 1000 each of Axis Overnight Fund - Direct Plan - Growth	3,031.46	-	
3,82,137 (Nil) units of ₹ 100 each of Aditya Birla Sun Life Liquid Fund - Direct Plan - Growth	1,311.21	-	
7,036 (Nil) units of ₹1000 each of Kotak Liquid Fund - Direct Plan -Growth	302.75	-	
33,791 (Nil) units of ₹ 1,000 each of HDFC Liquid Fund - Direct Plan - Growth	1,414.08	-	
24,852 (Nil) units of ₹ 1,000 each of UTI Liquid Fund Cash Plan -Direct Plan - Growth	866.86	-	
1,02,820 (Nil) units of ₹ 1000 each of Axis Liquid Fund - Direct Plan - Growth	2,430.74	-	
28,140 (24,856) units of ₹1,000 each of Nippon India Liquid Fund - Direct Plan - Growth	1,465.56	1,250.88	
	<b>17,808.39</b>	<b>1,250.88</b>	
Aggregate amount of market value of quoted investments	17,808.39	1,250.88	

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

(₹ in Lakh)

<b>NOTE 9. TRADE RECEIVABLES</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Unsecured and considered good	1,872.70	1,818.14
	<b>1,872.70</b>	<b>1,818.14</b>

Trade receivables are non-interest bearing and are generally on terms as per the contract/agreement.

**9.1 Trade Receivables ageing schedule**

(₹ in Lakh)

<b>March 31, 2022</b>	<b>Current but not due</b>	<b>Outstanding for following periods from due date of payment</b>					<b>Total</b>
		<b>Less than 6 months</b>	<b>6 months to 1 year</b>	<b>1 - 2 years</b>	<b>2 - 3 years</b>	<b>More than 3 years</b>	
(i) Undisputed Trade Receivables – considered good	698.18	910.28	0.04	48.01	60.70	13.56	1,730.77
(ii) Disputed Trade Receivables – considered good	-	16.89	-	16.89	44.68	63.48	141.94
<b>Total</b>	<b>698.18</b>	<b>927.17</b>	<b>0.04</b>	<b>64.90</b>	<b>105.38</b>	<b>77.04</b>	<b>1,872.70</b>

(₹ in Lakh)

<b>March 31, 2021</b>	<b>Current but not due</b>	<b>Outstanding for following periods from due date of payment</b>					<b>Total</b>
		<b>Less than 6 months</b>	<b>6 months to 1 year</b>	<b>1 - 2 years</b>	<b>2 - 3 years</b>	<b>More than 3 years</b>	
(i) Undisputed Trade Receivables – considered good	208.74	426.17	16.58	208.42	270.07	563.11	1,693.09
(ii) Disputed Trade Receivables – considered good	-	-	16.89	44.68	40.83	22.64	125.05
<b>Total</b>	<b>208.74</b>	<b>426.17</b>	<b>33.47</b>	<b>253.11</b>	<b>310.90</b>	<b>585.75</b>	<b>1,818.14</b>

(₹ in Lakh)

<b>NOTE 10. CASH AND CASH EQUIVALENTS</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Balances with banks	1,036.75	2,815.13
Cheques on hand	351.79	128.25
Cash on hand	0.34	0.37
	<b>1,388.88</b>	<b>2,943.75</b>

(₹ in Lakh)

<b>NOTE 11. OTHER BANK BALANCES</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Fixed deposits with banks	130.70	675.01
Fixed deposits with banks (lien marked)	1,704.17	2,879.17
	<b>1,834.87</b>	<b>3,554.18</b>
Less : Amount disclosed under non-current asset (refer note 4)	(829.95)	(555.46)
	<b>1,004.92</b>	<b>2,998.72</b>

(₹ in Lakh)

<b>NOTE 12. CURRENT TAX ASSETS (NET)</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Income tax (net of provisions)	1,480.36	791.39
	<b>1,480.36</b>	<b>791.39</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 12. CURRENT TAX ASSETS (NET) (CONTD.)**

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

Particulars	(₹ in Lakh)	
	March 31, 2022	March 31, 2021
<b>Accounting Profit before Income Tax</b>	<b>26,844.74</b>	<b>23,048.66</b>
Tax on accounting Profit at statutory income tax rate of 25.168% (March 31, 2021: 25.168%)	6,756.28	5,800.89
Adjustment for expenses disallowed under Income Tax Act	(745.12)	2,180.44
Adjustment for allowable under Income Tax Act	-	(3,301.17)
Others	(43.85)	72.22
<b>Current Tax Provision</b>	<b>5,967.32</b>	<b>4,752.38</b>
Adjustment for Deferred tax	897.59	(2,111.84)
Adjustments of tax relating to earlier years (net)	-	(441.92)
<b>Total Tax expense reported in the Statement of Profit and Loss</b>	<b>6,864.91</b>	<b>2,198.63</b>

**NOTE 13. SHARE CAPITAL**

Particulars	(₹ in Lakh)	
	March 31, 2022	March 31, 2021
<b>Authorised share capital</b>		
50,00,000 (50,00,000) equity shares of ₹ 10 (Rupees Ten only) each	500.00	500.00
	<b>500.00</b>	<b>500.00</b>
<b>Issued, subscribed and paid up share capital</b>		
50,00,000 (50,00,000) equity shares of ₹ 10 (Rupees Ten only) each fully paid up {Entire equity shares are held by Oberoi Realty Limited (Holding Company) alongwith its nominees}	500.00	500.00
	<b>500.00</b>	<b>500.00</b>

**13.1 Reconciliation of shares outstanding at the beginning and at the end of the year**

Equity shares Particulars	March 31, 2022		March 31, 2021	
	in No.	₹ in Lakh	in No.	₹ in Lakh
	At the beginning of the year	5,000,000	500.00	5,000,000
At the end of the year	5,000,000	500.00	5,000,000	500.00

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

The Company has only one class of equity shares having par value of ₹ 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, if any, 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.

**13.3 Details of shareholders holding more than 5.00% shares in the Company**

Equity shares Particulars	March 31, 2022		March 31, 2021	
	in No.	% Holding	in No.	% Holding
	Oberoi Realty Limited	5,000,000	100.00%	5,000,000

**13.4 Details of shareholding of promoters**

No shares of the company are held by any promoters as per the Companies Act, 2013 since the company is a wholly owned subsidiary.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

(₹ in Lakh)

<b>NOTE 14. OTHER EQUITY</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>Retained earnings</b>		
Opening balance	52,658.80	31,776.66
Profit during the year as per Statement of Profit and Loss	19,979.83	20,850.04
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	3.71	32.10
	<b>72,642.34</b>	<b>52,658.80</b>

(₹ in Lakh)

<b>NOTE 15. BORROWINGS</b>	<b>LONG TERM (NON-CURRENT)</b>		<b>SHORT TERM (CURRENT)</b>	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>i) Loan from related parties (refer note 31)</b>				
<b>Unsecured</b>				
Holding Company*	-	-	101,821.63	107,295.28
	-	-	<b>101,821.63</b>	<b>107,295.28</b>
<b>ii) Line of credit</b>				
<b>Secured</b>				
Line of credit from bank	22,940.31	-	24,806.32	29,585.38
	<b>22,940.31</b>	-	<b>24,806.32</b>	<b>29,585.38</b>
<b>Total (i+ii)</b>	<b>22,940.31</b>	-	<b>126,627.95</b>	<b>136,880.66</b>

\*Interest free and repayable on demand

- a) In September 2020, the Company availed credit facility of ₹ 45,000.00 lakh from Kotak Mahindra Bank Limited for meeting construction related expenditure.

Currently this credit facility is on a weighted average monthly interest of 8.39% p.a. (8.64% p.a.) (MCLR+Spread), and the closing balance thereof as on March 31, 2022 is ₹ 18,805.04 lakh (Rs 29,797.06 lakh). The credit facility is for a period of 48 months including 18 months of moratorium from the date of first disbursement. The said credit facility is scheduled for repayment in 30 equal quarterly instalments starting from 19th month from the date of first disbursement.

The credit facility is secured by (i) mortgage of 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 7).

- b) In July 2021, the Company has availed a credit facility of ₹ 50,000.00 lakh from Kotak Mahindra Bank Limited for meeting the development and related cost of a under construction retail mall. Currently this credit facility is on a monthly interest payment of 8.10% p.a. (N.A.) (MCLR+Spread), and the closing balance thereof as on March 31, 2022 is ₹ 29,246.83 lakh (N.A.). The credit facility is for a period of 48 months including 24 months of moratorium from the date of first disbursement. The said credit facility is scheduled for repayment in 24 equal quarterly instalments starting from 25th month from the date of first disbursement.

The credit facility is secured by (i) mortgage of the unsold identified residential units (inventories) in the residential projects of the Company and (ii) charge on receivables and Escrow Account into which receivables are deposited from the sale of flats in these projects of the Company. The security cover as required under the terms of the loan is maintained (refer note 7).

(₹ in Lakh)

<b>NOTE 16. TRADE PAYABLES</b>	<b>LONG TERM (NON-CURRENT)</b>		<b>SHORT TERM (CURRENT)</b>	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Total outstanding dues of micro enterprises and small enterprises (refer note 34)	280.45	139.40	562.82	379.58
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,214.74	873.93	8,373.66	7,145.55
	<b>1,495.19</b>	<b>1,013.33</b>	<b>8,936.48</b>	<b>7,525.13</b>

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



**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**16.1 Trade Payables ageing schedule**

	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
<b>March 31, 2022</b>							
<b>Non-Current</b>							
(i) Micro enterprises and small enterprises	-	280.45	-	-	-	-	280.45
(ii) Others	-	1,214.74	-	-	-	-	1,214.74
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
<b>Total (A)</b>	-	<b>1,495.19</b>	-	-	-	-	<b>1,495.19</b>
<b>Current</b>							
(i) Micro enterprises and small enterprises	7,033.71	560.79	1.28	0.50	0.25	-	562.82
(ii) Others	-	913.40	384.34	41.01	0.94	0.26	8,373.66
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
<b>Total (B)</b>	<b>7,033.71</b>	<b>1,474.19</b>	<b>385.62</b>	<b>41.51</b>	<b>1.19</b>	<b>0.26</b>	<b>8,936.48</b>
<b>Total (A+B)</b>	<b>7,033.71</b>	<b>2,969.38</b>	<b>385.62</b>	<b>41.51</b>	<b>1.19</b>	<b>0.26</b>	<b>10,431.68</b>
<b>March 31, 2021</b>							
<b>Non-Current</b>							
(i) Micro enterprises and small enterprises	-	139.40	-	-	-	-	139.40
(ii) Others	-	873.93	-	-	-	-	873.93
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
<b>Total (A)</b>	-	<b>1,013.33</b>	-	-	-	-	<b>1,013.33</b>
<b>Current</b>							
(i) Micro enterprises and small enterprises	4,775.51	386.17	(6.84)	0.25	-	-	379.58
(ii) Others	-	1,463.68	905.16	0.94	0.26	-	7,145.55
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
<b>Total (B)</b>	<b>4,775.51</b>	<b>1,849.85</b>	<b>898.32</b>	<b>1.19</b>	<b>0.26</b>	-	<b>7,525.13</b>
<b>Total (A+B)</b>	<b>4,775.51</b>	<b>2,863.18</b>	<b>898.32</b>	<b>1.19</b>	<b>0.26</b>	-	<b>8,538.46</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

(₹ in Lakh)

<b>NOTE 17. OTHER FINANCIAL LIABILITIES</b>	<b>LONG TERM (NON-CURRENT)</b>		<b>SHORT TERM (CURRENT)</b>	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>Financial liabilities measured at amortised cost</b>				
Trade deposits	304.59	279.89	-	-
	<b>304.59</b>	<b>279.89</b>	<b>-</b>	<b>-</b>
<b>Capital creditors</b>				
Total outstanding dues of micro enterprises and small enterprises(refer note 34)	7.99	-	0.33	11.99
Total outstanding dues of creditors other than micro enterprises and small enterprises	509.63	118.99	875.92	484.82
	<b>517.62</b>	<b>118.99</b>	<b>876.26</b>	<b>496.81</b>
	<b>822.21</b>	<b>398.88</b>	<b>876.26</b>	<b>496.81</b>

Trade deposits are deposits received from the tenants for leasing of commercial properties. These deposits are interest free and are repayable as per the terms of the contract. These are carried at amortised cost.

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

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**17.1 Capital creditors ageing schedule**

	Unbilled	Not due	Outstanding for following periods from due date of payment			Total	
			Less than 1 year	1 - 2 years	2 - 3 years		More than 3 years
<b>March 31, 2022</b>						(₹ in Lakh)	
<b>Non-Current</b>							
(i) Micro enterprises and small enterprises	-	7.99	-	-	-	7.99	
(ii) Others	-	509.63	-	-	-	509.63	
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	
(iv) Disputed dues - Others	-	-	-	-	-	-	
<b>Total (A)</b>	-	<b>517.62</b>	-	-	-	<b>517.62</b>	
<b>Current</b>							
(i) Micro enterprises and small enterprises	-	0.33	-	-	-	0.33	
(ii) Others	-	652.44	223.48	-	-	875.92	
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	
(iv) Disputed dues - Others	-	-	-	-	-	-	
<b>Total (B)</b>	-	<b>652.77</b>	<b>223.48</b>	-	-	<b>876.25</b>	
<b>Total (A+B)</b>	-	<b>1,170.39</b>	<b>223.48</b>	-	-	<b>1,393.87</b>	

	Unbilled	Not due	Outstanding for following periods from due date of payment			Total	
			Less than 1 year	1 - 2 years	2 - 3 years		More than 3 years
<b>March 31, 2021</b>						(₹ in Lakh)	
<b>Non-Current</b>							
(i) Micro enterprises and small enterprises	-	-	-	-	-	-	
(ii) Others	-	118.99	-	-	-	118.99	
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	
(iv) Disputed dues - Others	-	-	-	-	-	-	
<b>Total (A)</b>	-	<b>118.99</b>	-	-	-	<b>118.99</b>	
<b>Current</b>							
(i) Micro enterprises and small enterprises	-	-	11.99	-	-	11.99	
(ii) Others	-	451.89	32.94	-	-	484.82	
(iii) Disputed dues – Micro enterprises and small enterprises	-	-	-	-	-	-	
(iv) Disputed dues - Others	-	-	-	-	-	-	
<b>Total (B)</b>	-	<b>451.89</b>	<b>44.93</b>	-	-	<b>496.82</b>	
<b>Total (A+B)</b>	-	<b>570.87</b>	<b>44.93</b>	-	-	<b>615.80</b>	

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

(₹ in Lakh)

<b>NOTE 18. PROVISIONS</b>	<b>LONG TERM (NON-CURRENT)</b>		<b>SHORT TERM (CURRENT)</b>	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>Provision for employee benefits (refer not 30)</b>				
Provision for gratuity	-	-	20.84	29.43
Provision for leave salary	24.67	26.20	0.67	1.05
	<b>24.67</b>	<b>26.20</b>	<b>21.51</b>	<b>30.48</b>

(₹ in Lakh)

<b>NOTE 19. OTHER LIABILITIES</b>	<b>LONG TERM (NON-CURRENT)</b>		<b>SHORT TERM (CURRENT)</b>	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Contract liabilities - Billing in excess of revenue recognised (refer note 37)	-	-	31,678.87	11,177.74
Rent received in advance	582.48	672.70	45.11	-
Contract liabilities - Advances from customers (refer note 37)	-	-	1,472.10	1,240.51
<b>Other payables</b>				
Provision for expenses	-	-	1,132.96	510.09
Statutory dues	-	-	2,157.59	1,256.74
Other	-	-	2.57	75.51
	<b>582.48</b>	<b>672.70</b>	<b>36,489.20</b>	<b>14,260.59</b>

(₹ in Lakh)

<b>NOTE 20. CURRENT TAX LIABILITIES (NET)</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Income tax (net of provisions)	91.33	799.10
	91.33	799.10

(₹ in Lakh)

<b>NOTE 21. REVENUE FROM OPERATIONS</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Revenue from contracts with customers (refer note 37)		
Revenue from projects	81,801.41	61,258.55
Other operating revenue	315.37	272.86
Rental and other related revenues	45.11	45.11
	<b>82,161.89</b>	<b>61,576.52</b>

(₹ in Lakh)

<b>NOTE 22. OTHER INCOME</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Interest income on		
Bank fixed deposits	128.08	193.20
Others	0.02	0.48
Profit on sale of investments (net)	296.71	34.72
	<b>424.81</b>	<b>228.40</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

	(₹ in Lakh)	
<b>NOTE 23. OPERATING COSTS</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>Expenses incurred during the year</b>		
Land, development right and transferrable development rights	3,890.01	11,977.84
Materials, labour and contract cost	19,001.25	12,793.80
Rates and taxes	2,233.11	1,036.43
Professional charges	226.28	217.31
<b>Allocated expenses to projects</b>		
Employee benefits expense	1,352.21	1,022.07
Other expenses	521.01	423.74
Finance costs	9.33	-
Less: transfer to current assets/capital work in progress	(67.92)	-
	<b>27,165.28</b>	<b>27,471.19</b>

	(₹ in Lakh)	
<b>NOTE 24. CHANGES IN INVENTORIES</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>Opening Stock</b>		
Opening balance of works in progress	108,466.42	142,123.01
Opening stock of finished goods	3,195.01	3,298.03
	<b>111,661.43</b>	<b>145,421.04</b>
<b>Closing Stock</b>		
Closing balance of works in progress	84,470.21	108,466.42
Closing stock of finished goods	3,195.01	3,195.01
	<b>87,665.22</b>	<b>111,661.43</b>
<b>(Increase)/decrease in inventories</b>		
of works in progress	23,996.21	33,656.59
of finished goods	-	103.02
transfer from/(to) current assets/capital work in progress (refer note 3)	-	(26,669.21)
	<b>23,996.21</b>	<b>7,090.40</b>

	(₹ in Lakh)	
<b>NOTE 25. EMPLOYEE BENEFITS EXPENSE</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Employee cost	2,190.34	1,498.26
Contribution to provident fund, gratuity and others	114.25	95.57
Staff welfare expenses	35.68	12.63
	<b>2,340.27</b>	<b>1,606.46</b>
Less: allocated to project/capitalised	1,669.25	1,351.72
	<b>671.02</b>	<b>254.74</b>

	(₹ in Lakh)	
<b>NOTE 26. FINANCE COSTS</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Interest expenses	3,688.59	2,781.40
	3,688.59	2,781.40
Less: allocated to projects/capitalised	1,583.24	3.33
	<b>2,105.35</b>	<b>2,778.06</b>

	(₹ in Lakh)	
<b>NOTE 27. DEPRECIATION EXPENSE</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Depreciation on property, plant and equipment	17.38	18.17
	<b>17.38</b>	<b>18.17</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

	(₹ in Lakh)	
<b>NOTE 28. OTHER EXPENSES</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Advertising and marketing expenses	217.99	126.86
Brokerage expenses	2,068.69	1,301.07
Communication expenses	1.40	1.66
Conveyance and travelling expenses	4.68	3.06
Corporate social responsibility expenses (refer note 38)	456.56	300.98
Directors sitting fees	1.09	2.13
Electricity charges	116.96	80.37
Information technology expenses	15.25	6.38
Insurance charges	90.73	85.70
Hire charges	36.20	62.60
Legal and professional charges	31.34	14.83
Membership and subscription charges	-	0.52
Miscellaneous expenses	7.11	79.01
Payment to auditor (refer note below)	11.00	10.65
Printing and stationery expenses	2.99	4.24
Rent expenses	33.43	16.34
Repairs and maintenance		
Plant and machinery	7.69	4.45
Others	52.89	30.41
Security expenses	207.20	110.08
	<b>3,363.20</b>	<b>2,241.34</b>
Less: allocated to project/transfer to current assets	1,576.48	1,097.64
	<b>1,786.72</b>	<b>1,143.70</b>

**Note : Payment to auditor**

	(₹ in Lakh)	
<b>Particulars</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>As auditor</b>		
Statutory audit fees (including for Limited Review)	11.00	7.86
<b>In other capacity</b>		
Other services	-	2.79
	11.00	10.65

	(₹ in Lakh)	
<b>NOTE 29. EARNINGS PER SHARE (EPS)</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Profit after tax attributable to shareholders as per Statement of Profit and Loss	19,979.83	20,850.04
Weighted average number of equity shares for basic EPS (in No.)	50.00	50.00
Face value of equity share (in ₹)	10.00	10.00
<b>Basic earnings per share (in ₹)</b>	<b>399.60</b>	<b>417.00</b>
<b>Diluted earnings per share (in ₹)</b>	<b>399.60</b>	<b>417.00</b>

	(₹ in Lakh)	
<b>NOTE 30. EMPLOYEE BENEFITS</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>30.1 Defined contribution plans</b>		
Employer's contribution to provident fund	68.48	47.69
Employer's contribution to pension fund	18.30	14.55
Labour welfare fund contribution for workmen	0.05	0.04

NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

NOTE 30. EMPLOYEE BENEFITS (CONTD.)

30.2 Benefit plans

(₹ in Lakh)

Particulars	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>i) Changes in present value of obligations</b>				
Present value obligation at the beginning of the year	160.86	168.68	27.25	26.37
Interest cost	11.13	11.38	1.86	1.76
Service cost	25.16	30.26	5.65	7.46
Re-measurement (gain)/loss	(4.48)	(44.34)	0.18	(5.08)
Benefit paid	(40.16)	(17.38)	(9.60)	(3.26)
Employee's transfer	15.88	12.26	-	-
<b>Present value obligation at the end of the year</b>	<b>168.39</b>	<b>160.86</b>	<b>25.34</b>	<b>27.25</b>
<b>ii) Change in fair value of plan assets</b>				
Fair value of plan assets at the beginning of the year	131.43	127.97	-	-
Return on plan asset	9.15	8.68	-	-
Employer's Contribution	30.79	1.34	-	-
Return on plan assets, excluding amount recognised in net interest expense	0.48	(1.44)	-	-
Benefit paid	(40.16)	(17.38)	-	-
Employee's transfer	15.88	12.26	-	-
<b>Closing balance of fair value of plan assets</b>	<b>147.57</b>	<b>131.43</b>	<b>-</b>	<b>-</b>
<b>iii) Amount recognised in the Balance Sheet</b>				
Present value of obligation at the end of year	168.39	160.86	25.34	27.25
Fair value of plan assets at the end of the year	147.57	131.43	-	-
<b>Net assets/(liabilities) recognised in the Balance Sheet</b>	<b>(20.82)</b>	<b>(29.43)</b>	<b>(25.34)</b>	<b>(27.25)</b>
<b>iv) Expense recognised in Statement of Profit and Loss</b>				
Current service cost	25.16	30.26	5.65	7.46
Interest cost	11.13	11.38	1.86	1.76
Return on plan assets	(9.15)	(8.68)	-	-
Re-measurement (gain)/loss	-	-	0.18	(5.08)
<b>Expenses recognised in Statement of Profit and Loss</b>	<b>27.14</b>	<b>32.96</b>	<b>7.69</b>	<b>4.14</b>
<b>v) Expense recognised in Other Comprehensive Income</b>				
Re-measurement (gain)/loss	(4.48)	(44.34)	-	-
Return on plan assets, excluding amount recognised in net interest expense	(0.48)	1.44	-	-
	<b>(4.96)</b>	<b>(42.90)</b>	<b>-</b>	<b>-</b>
<b>Total (income)/expenses</b>	<b>22.18</b>	<b>(9.94)</b>	<b>7.69</b>	<b>4.14</b>
<b>vi) Movement in the liabilities recognised in Balance Sheet</b>				
Opening net liability	(29.43)	(40.71)	(27.25)	(26.37)
Income/(expenses) as above	(22.18)	9.94	(7.69)	(4.14)
Contribution paid	30.79	1.34	9.60	3.26
<b>Closing net assets/(liabilities)</b>	<b>(20.82)</b>	<b>(29.43)</b>	<b>(25.34)</b>	<b>(27.25)</b>
<b>vii) Classification of defined benefit obligations</b>				
Current portion	(20.82)	(29.43)	(0.68)	(1.05)
Non-current portion	-	-	(24.67)	(26.20)

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 30. EMPLOYEE BENEFITS (CONTD.)**

Actuarial assumptions	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
	Interest/diskout rate	7.37%	6.96%	7.37%
Annual expected increase in salary cost	7.00%	7.00%	7.00%	7.00%

**30.3 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 five years of service.

**(ii) Leave plan**

Eligible employees can carry forward leaves in first month of financial year during tenure of service or encash the same on death, permanent disablement or resignation.

**30.4 Broad category of plan assets relating to gratuity as a percentage of total plan assets as at**

Particulars	March 31, 2022	March 31, 2021
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>

**30.5 Re-measurement (gains) and losses-experience history**

Particulars	(₹ in Lakh)			
	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<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)	2.28	(0.21)	0.01	0.03
Re-measurement (Gains)/losses on obligation due to change in financial assumption (e.g. future increase in salary)	(11.13)	(32.25)	(1.60)	(5.16)
Re-measurement (gains)/losses on obligation due to change in experience variance (i.e. actual experience vs assumptions)	4.37	(11.88)	1.77	0.05
	<b>(4.48)</b>	<b>(44.34)</b>	<b>0.18</b>	<b>(5.08)</b>

**30.6 Sensitivity analysis**

A quantitative sensitivity analysis for significant assumption is as follows:

Particulars	(₹ in Lakh)			
	March 31, 2022		March 31, 2021	
	Increase	Decrease	Increase	Decrease
<b>Gratuity</b>				
Discount Rate (-/+ 1%)	144.53	197.10	137.74	188.81
Salary Growth Rate (-/+ 1%)	196.00	144.93	186.68	138.92
Attrition Rate (-/+ 50%)	167.10	169.70	158.46	163.38
<b>Leave</b>				
Discount Rate (-/+ 1%)	21.91	29.47	23.59	31.69
Salary Growth Rate (-/+ 1%)	29.31	21.98	31.33	23.79
Attrition Rate (-/+ 50%)	25.38	25.29	27.30	27.20



**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 30. EMPLOYEE BENEFITS (CONTD.)**

The sensitivity analysis 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.

**30.7 Expected employer’s contribution in future years**

Particulars	(₹ in Lakh)			
	DEFINED BENEFIT GRATUITY		OTHER EMPLOYEE BENEFIT LEAVE ENCASHMENT	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
1 year	0.90	1.80	0.67	1.06
Between 2 and 5 years	4.37	4.88	1.70	2.01
Between 6 and 10 years	39.75	33.36	5.33	4.92
Beyond 10 years	563.17	482.28	82.70	78.28
Total expected payments	608.18	522.32	90.39	86.27

The average duration of the defined benefit plan obligation at the end of the reporting period is 20 years (19 years).

**30.8 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.

**NOTE 31. RELATED PARTY DISCLOSURES**

**31.1 Name of related parties and related party relationship**

**i) Related parties with whom control/joint control exists**

Holding Company Oberoi Realty Limited

**ii) Other parties with whom transactions have taken place during the year**

Key Management Personnel Tilokchand P Ostwal

Bherulal Choudhary

Fellow Subsidiary

Oberoi Constructions Limited

Entities where key management personnel have significant influence

Oasis Realty

Beachwood Properties Private Limited

T. P. Ostwal & Associates LLP

Joint ventures of holding company

Homexchange Ltd

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 31. RELATED PARTY DISCLOSURES (CONTD.)**

**31.2 Related party transactions**

Nature of transaction	Name	Holding Company		Fellow Subsidiary		Entities where key management personnel have significant influence		Key Management Personnel		Joint ventures of holding company	
		March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
		(₹ in Lakh)									
Corporate guarantee taken	Obero: Realty Limited	29,246.83	29,797.05	-	-	-	-	-	-	-	-
Loan received	Obero: Realty Limited	31,994.61	44,989.10	-	-	-	-	-	-	-	-
Loan repaid	Obero: Realty Limited	37,468.26	35,603.59	-	-	-	-	-	-	-	-
Purchase of assets	Obero: Realty Limited	1.98	-	-	-	-	-	-	-	-	-
Sale of material	Obero: Realty Limited	1.42	-	-	-	-	-	-	-	-	-
	Obero: Constructions Limited	-	-	3.43	-	-	-	-	-	-	-
	Beachwood Properties Private Limited	-	-	-	3.53	-	-	-	-	-	-
Purchase of material	Obero: Constructions Limited	-	3.33	17.27	-	-	-	-	-	-	-
	Obero: Realty Limited	2.77	-	-	-	-	-	-	-	-	-
Brokerage paid	Homexchange Ltd	-	-	-	-	-	-	-	-	36.17	-
Rent paid	Obero: Realty Limited	39.09	19.28	-	-	-	-	-	-	-	-
Sale of assets	Obero: Realty Limited	-	0.97	-	-	-	-	-	-	-	-
Director sitting fees	Tiikchand P Ostwal	-	-	-	-	-	-	1.00	1.38	-	-
	Bherulal Choudhary	-	-	-	-	-	-	-	0.75	-	-
Amount received on behalf of	Obero: Realty Limited	0.44	0.09	-	-	-	-	-	-	-	-
Amount received on behalf of	Obero: Constructions Limited	-	-	0.02	-	-	-	-	-	-	-
Reimbursement of expenses	Obero: Realty Limited	24.22	1.94	-	-	-	-	-	-	-	-
	Obero: Constructions Limited	-	3.15	3.74	-	-	-	-	-	-	-
	Oasis Realty	-	-	-	-	-	-	-	-	0.09	-

**31.3 Closing balances of related parties**

Nature of transaction	Name	Holding Company	
		March 31, 2022	March 31, 2021
Corporate guarantee taken	Obero: Realty Limited	48,051.88	29,797.05
Loan received	Obero: Realty Limited	101,821.63	107,295.28

Transaction amount is inclusive of Goods and Service Tax, if any.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 32. LEASES**

The lease expenses for cancellable and non-cancellable operating leases was ₹ 33.43 lakh (₹ 16.34 lakh) for the year ended March 31, 2022.

There is no future minimum lease payments under non-cancellable operating lease.

**NOTE 33. CONTINGENT LIABILITIES, CAPITAL COMMITMENTS AND OTHER COMMITMENTS**

**Summary details of contingent liabilities (to the extent not provided for)**

	(₹ in Lakh)	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>33.1 Capital Commitments</b>		
(i) Capital contracts (net of advances)	14,007.77	13,313.40

**33.2 Other Litigations**

(i) The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business the impact of which is not quantifiable. These cases are pending with various courts. After considering the circumstances and legal advice received, management believes that these cases will not adversely affect its financial statements.

	(₹ in Lakh)	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>33.3 Tax Matters</b>		
(i) Indirect tax matters in dispute	89.04	52.33
(ii) Direct tax matters in dispute	57.55	57.55

(iii) During the previous year ended March 31, 2021, the company had with a view to avoid protracted tax litigation and for expeditious resolution preferred an application under Section 245C of the Income Tax Act for the earlier 11 financial years. The net unrecorded income as per the application was not significant considering the size of the operations and the company had paid estimated tax liability of ₹ 226.51 lakh (Tax ₹ 160.28 lakh and interest amounting to ₹ 66.23 lakh) which was provided for in the books of accounts in that year. The proceedings in respect of the same are pending. Management believes that there should not be any further material tax liability arising on this account.

**NOTE 34. DETAILS OF DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES AS PER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006**

	(₹ in Lakh)	
<b>Particulars</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year :		
- Principal amount	851.60	530.97
- Interest amount	-	-
- The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
- The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED Act, 2006.	-	-
- The amount of Interest accrued and remaining unpaid at the end of each accounting period.	-	-
- The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as deductible expenditure under section 23 of the MSMED Act, 2006.	-	-

The amount of interest due and payable for the year due to delay in making payment under Micro, Small and Medium Enterprise Development Act, 2006 is ₹ Nil (₹ Nil). No interest is accrued/unpaid for the current year.

Dues to Micro, Small and Medium Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 35. SEGMENT INFORMATION**

For management purposes, the Company is organised into business units based on its services and has 2 reportable segments, as follows:

1. The Real Estate segment which develops and sells residential properties.
2. The Hospitality segment which is into the business of owning and operating the hotel.

(₹ in Lakh)

Particulars	March 31, 2022			March 31, 2021		
	Real estate	Hospitality	Total	Real estate	Hospitality	Total
<b>Segment revenue</b>	<b>82,161.89</b>	-	<b>82,161.89</b>	<b>61,576.52</b>	-	<b>61,576.52</b>
<b>Segment result</b>	<b>28,982.27</b>	-	<b>28,982.27</b>	<b>25,899.31</b>	-	<b>25,899.31</b>
Unallocated income net of unallocated expenses			(160.28)			(266.27)
<b>Operating profit</b>			<b>28,821.99</b>			<b>25,633.04</b>
Less: Interest and finance charges			(2,105.34)			(2,778.06)
Add: Interest income			128.09			193.68
<b>Profit before tax</b>			<b>26,844.74</b>			<b>23,048.66</b>
Tax expense			(6,864.91)			(2,198.62)
<b>Profit after tax</b>			<b>19,979.83</b>			<b>20,850.04</b>
<b>Other information</b>						
Segment assets	248,304.58	3,239.15	251,543.73	210,572.05	532.08	211,104.13
Unallocated corporate assets <sup>B</sup>			20,506.18			4,158.55
<b>Total assets</b>			<b>272,049.92</b>			<b>215,262.68</b>
Segment liabilities	198,088.36	727.91	198,816.26	160,788.54	516.24	161,304.78
Unallocated corporate liabilities <sup>B</sup>			91.32			799.11
<b>Total liabilities</b>			<b>198,907.58</b>			<b>162,103.89</b>
Capital expenditure for the year (net of transfers)	36,519.94	3,655.42	40,175.36	34,465.72	2,099.24	36,564.96
Unallocated capital expenditure for the year	-	-	-	-	-	-
Depreciation for the year	17.38	-	17.38	18.17	-	18.17
Unallocated depreciation for the year	-	-	-	-	-	-

**Notes:**

- A.** 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. Accordingly information has been presented along these segments. The accounting principles used in the preparation of the financial statement are consistently applied in individual segment to prepare segment reporting.
- B.** Unallocated Corporate Assets primarily comprise of corporate investments, tax, deferred tax assets and Unallocated Corporate Liabilities primarily comprise of tax. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 36. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT**

**36.1. Accounting classification**

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

(₹ in Lakh)

Particulars	CARRYING VALUE					
	As at March 31, 2022			As at March 31, 2021		
	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	-	-	1,388.88	-	-	2,943.75
Other bank balances	-	-	1,004.92	-	-	2,998.72
Trade receivables	-	-	1,872.70	-	-	1,818.14
Investments:						
Investment in mutual funds	-	17,808.39	-	-	1,250.88	-
Other financial assets	-	-	829.95	-	-	555.78
	-	<b>17,808.39</b>	<b>5,096.45</b>	-	<b>1,250.88</b>	<b>8,316.39</b>
<b>Financial liabilities</b>						
Borrowings:						
Line of credit	-	-	47,746.63	-	-	29,585.38
From holding company	-	-	101,821.63	-	-	107,295.28
Trade payables	-	-	10,431.68	-	-	3,762.95
Other financial liabilities	-	-	1,698.47	-	-	895.69
	-	-	<b>161,698.41</b>	-	-	<b>141,539.30</b>

**36.2. Fair Values**

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

(₹ in Lakh)

March 31, 2022	CARRYING VALUE	FAIR VALUE		
		Level 1	Level 2	Level 3
<b>Financial assets</b>				
Investments at fair value through profit or loss:				
Investment in mutual funds	17,808.39	17,808.39	-	-
	17,808.39	17,808.39	-	-

(₹ in Lakh)

March 31, 2021	CARRYING VALUE	FAIR VALUE		
		Level 1	Level 2	Level 3
<b>Financial assets</b>				
Investments at fair value through profit or loss:				
Investment in mutual funds	1,250.88	1,250.88	-	-
	<b>1,250.88</b>	<b>1,250.88</b>	-	-

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

### NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

#### NOTE 36. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

##### 36.3. Transfers between Levels 1 and 2

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

##### 36.4. 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 has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the Board of Directors on its activities.

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. 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 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) 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.

##### (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's 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.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 36. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

(₹ in Lakh)

March 31, 2022	CONTRACTUAL CASH FLOWS				
	Carrying amount	Within 1 year	1-2 years	2-5 years	More than 5 years
Borrowings:					
Line of credit	47,746.63	-	-	47,746.63	-
Loan from related parties	101,821.63	101,821.63	-	-	-
Trade payables	10,431.68	8,936.48	1,495.19	-	-
Other financial liabilities	1,698.47	876.26	517.62	-	304.59
	<b>161,698.41</b>	<b>111,634.37</b>	<b>2,012.82</b>	<b>47,746.63</b>	<b>304.59</b>

(₹ 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	29,585.38	-	-	29,585.38	-
Loan from related parties	107,295.28	107,295.28	-	-	-
Trade payables	3,762.95	2,749.62	1,013.33	-	-
Other financial liabilities	895.69	496.82	118.99	-	279.89
	<b>141,539.30</b>	<b>110,541.72</b>	<b>1,132.32</b>	<b>29,585.38</b>	<b>279.89</b>

**(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 are as below:

(₹ in Lakh)

Particulars	March 31, 2022	March 31, 2022
	USD	Total
<b>Financial liabilities</b>		
Trade payables (including capital creditors)	13.94	13.94
	<b>13.94</b>	<b>13.94</b>

(₹ in Lakh)

Particulars	March 31, 2021	March 31, 2021
	USD	Total
<b>Financial liabilities</b>		
Trade payables (including capital creditors)	657.06	657.06
	<b>657.06</b>	<b>657.06</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 36. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**(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.

		(₹ in Lakh)	
Effect in INR		Effect on profit before tax	
		Strengthening	Weakening
<b>March 31, 2022</b>			
<b>10% movement</b>			
USD		1.39	(1.39)
		<b>1.39</b>	<b>(1.39)</b>
<b>March 31, 2021</b>			
<b>10% movement</b>			
USD		65.71	(65.71)
		<b>65.71</b>	<b>(65.71)</b>

**(b) 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.

**(c) 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:

		(₹ in Lakh)	
Particulars		March 31, 2022	March 31, 2021
<b>Floating-rate instruments</b>			
Borrowings		47,746.63	29,585.38
		<b>47,746.63</b>	<b>29,585.38</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:

		(₹ in Lakh)	
Effect		Increase/ decrease in basis points	Effect on profit before tax
<b>March 31, 2022</b>			
INR - Increase		25	(103.12)
INR - Decrease		25	103.12
<b>March 31, 2021</b>			
INR - Increase		25	(31.12)
INR - Decrease		25	31.12



**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 36. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**(d) 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.

**36.5 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 :

<b>Particulars</b>	(₹ in Lakh)	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Borrowings	149,568.26	136,880.66
Less : Cash and cash equivalent (including investment in mutual funds)	19,197.27	4,194.64
<b>Adjusted net debt</b>	<b>130,370.99</b>	<b>132,686.03</b>
Total equity	73,142.32	53,158.80
<b>Adjusted equity</b>	<b>73,142.32</b>	<b>53,158.80</b>
Adjusted net debt to adjusted equity ratio	1.78	2.50

**NOTE 37. REVENUE FROM CONTRACTS WITH CUSTOMERS**

**37.1. Revenue from Operations**

<b>Particulars</b>	(₹ in Lakh)	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Revenue from contract with customers as per note 21	81,801.41	61,531.41
Add : Customer incentives	3,541.88	1,286.22
<b>Total revenue as per contracted price</b>	<b>85,343.29</b>	<b>62,817.63</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 37. REVENUE FROM CONTRACTS WITH CUSTOMERS (CONTD.)**

**37.2. Contract Balances**

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

(₹ in Lakh)		
<b>Particulars</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Trade Receivables	1,872.70	1,818.13
Contract Assets	39,105.84	17,942.84
Contract Liabilities	33,150.97	12,418.25
<b>Total</b>	<b>74,129.51</b>	<b>32,179.22</b>

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

(₹ in Lakh)		
<b>Contract Assets</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Opening Balance	17,942.84	3,874.51
Less : Transferred to receivables	12,819.19	2,587.30
Add : Revenue recognised net off invoicing	33,982.18	16,655.63
<b>Closing Balance</b>	<b>39,105.84</b>	<b>17,942.84</b>

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

(₹ in Lakh)		
<b>Contract Liabilities</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
Opening Balance	12,418.25	20,711.86
Less : Revenue recognised during the year from balance at the beginning of the year	12,186.57	19,868.01
Add : Advance received during the year not recognised as revenue	231.59	396.66
Add : Increase due to invoicing net off revenue recognition	32,687.69	11,177.74
<b>Closing Balance</b>	<b>33,150.08</b>	<b>12,418.25</b>

**37.3. Transaction Price - Remaining Performance Obligation**

The aggregate amount of transaction price allocated to the unsatisfied (or partially satisfied) performance obligation is Rs 1,43,197.13 lakh and the Company expects to recognise revenue in the following time bands:

(₹ in Lakh)	
<b>Time Bands</b>	<b>Transaction price pertaining to unsatisfied (or partially satisfied) performance obligation</b>
0-1 year	43,505.39
0-3 years	25,833.27
0-4 years	73,858.47
<b>Total</b>	<b>143,197.13</b>

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 38. CORPORATE SOCIAL RESPONSIBILITY**

- a) As per section 135 of the Companies Act, 2013 read with relevant rules thereon, for FY 2021-22 the Company was required to spend ₹ 456.56 lakh (₹ 300.98 lakh) on Corporate Social Responsibility (CSR) activities.
- b) Amount spent during the year on :

Particulars	(₹ in Lakh)		
	Amount Spent in Cash	Amount yet to be paid in Cash	Total Amount
<b>March 31, 2022</b>			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	<b>13.10</b>	<b>443.46</b>	<b>456.56</b>
Protection of flora and fauna, maintenance of ecological balance	0.60*	-	0.60
Promoting health care including preventive health care	12.50	-	12.50
Unspent Corporate Social Responsibility Account	-	443.46	443.46
<b>March 31, 2021</b>			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	<b>9.91</b>	<b>291.07</b>	<b>300.98</b>
Protection of flora and fauna, maintenance of ecological balance	9.91	-	9.91
Unspent Corporate Social Responsibility Account	-	291.07	291.07

\*₹0.60 lakhs pertains to previous year.

- c) **Details of Unspent Corporate Social Responsibility on ongoing projects as required under section 135(6) are disclosed below :-**

(₹ in Lakh)					
Balance as at April 01, 2021		Amount required to be spent during the year	Amount spent during the year		Balance as at March 31, 2022
With the Company	In Separate Unspent Account	CSR	From the Company's Bank Account	From Separate CSR Unspent Account	With the Company
					In Separate CSR Unspent Account *
-	291.07	456.56	-	13.10	-
					734.53

On account of the Covid pandemic induced challenges the ongoing projects being the MMRDA landscaping, beautification, and maintenance project, and the green belts adoption & maintenance could not progress as envisaged.

\* The unspent CSR amount of the current financial year has been transferred to the Unspent CSR Account as per Section 135(6) of the Companies Act within 30 days of the reporting date.

### NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS

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#### NOTE 39. OTHER STATUTORY INFORMATION

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- (i)** The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii)** The Company does not have any transactions with companies struck off.
- (iii)** The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- (iv)** The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v)** The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a)** directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
  - (b)** provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi)** The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  - (a)** directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
  - (b)** provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

**NOTES FORMING PART OF IND AS FINANCIAL STATEMENTS**

**NOTE 40. RATIO ANALYSIS AND ITS ELEMENTS**

<b>Ratio</b>	<b>Numerator</b>	<b>Denominator</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>% Change</b>	<b>Reasons for Variance</b>
Current ratio	Current Assets	Current Liabilities	0.95	0.93	2.10%	
Debt-Equity Ratio	Total Debt	Total Networth	2.04	2.57	-20.58%	
Debt Service Coverage ratio	Earnings for debt service (NPAT + Finance Costs - Interest Income+ Depreciation and amortisation+ (Profit)/Loss on sale of PPE/(PI))	Debt service (Interest and Principal Repayments made during the year)	0.22	0.22	-3.37%	
Return on Equity ratio (%)	Net Profits after taxes	Average Shareholder's Equity	0.32	0.49	-35.18%	Increase in profit in FY 2021-22
Inventory Turnover Ratio (in days)	Average Inventory * 365	Cost of Goods Sold	711.03	1,357.51	-47.62%	Due to higher cost incurred in FY 2021-22 and improved control over inventory.
Trade Receivable Turnover Ratio (in days)	Average Trade Receivables * 365	(Operating costs + changes in Inventories)	4.04	11.54	-65.02%	Improved control over Trade Receivables.
Trade Payable Turnover Ratio (in days)	Average Trade Payables * 365	Operating Costs and other expenses	120.57	107.02	12.67%	
Net Capital Turnover Ratio (%)	Revenue from operations	(Operating Costs include Operating Costs capitalised to projects)	-9.01	-5.33	68.97%	Increase in revenue recognised in FY 2021-22
Net Profit ratio (%)	Net Profits after taxes	Working Capital	0.24	0.34	-28.29%	Margin recognition in respect of 1 of the projects yet to commence
Return on Capital Employed (%)	Earnings before interest and taxes	Capital Employed	0.13	0.13	-4.05%	
Return on Investment (%)	Net Profits after taxes	(Tangible Net Worth + Total Debt + Deferred Tax Liability)	0.07	0.10	-24.18%	
		Total Assets				

**NOTES FORMING PART OF IND AS 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

Mumbai, May 26, 2022

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

**Vikas Oberoi**

Director

DIN 00011701

**Bhaskar Kshirsagar**

Company Secretary

M No. A19238

Mumbai, May 26, 2022

**Saumil Daru**

Director cum Chief Financial Officer

DIN 03533268