

# B S D & Co.

Chartered Accountants

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## INDEPENDENT AUDITOR'S REPORT

To the Members of S N Realtors Private Limited

Report on the Financial Statements

### Opinion

We have audited the accompanying financial statements of **S N Realtors Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March 2022, the Statement of Profit and Loss, the Cash Flow statement and the Statement of changes in Equity for the year ended on that date and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

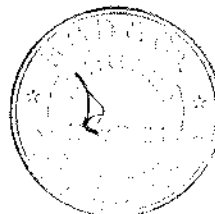
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March 2022, its loss (including other comprehensive income), its cash flows and the changes in equity for the year then ended.

### Basis for Opinion

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

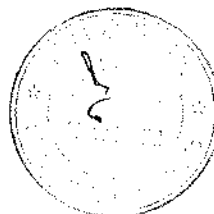
### Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgement, were of the most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



**Description of Key Audit Matters**

<b>Sr. No.</b>	<b>Key Audit Matters</b>	<b>How that matter was addressed in our audit report</b>
1	<p><b><u>Revenue recognition</u></b></p> <p>The Company applies Ind AS 115 “Revenue from contracts with customers” for recognition of revenue from real estate projects, which is being recognised at a point in time upon the Company satisfying its performance obligations and the customer obtaining control of the underlying asset.</p> <p>Considering application of Ind AS 115 involves certain key judgment’s relating to identification of contracts with customer, identification of distinct performance obligations, determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognised over a period.</p> <p>Additionally, Ind AS 115 contains disclosures which involves collation of information in respect of disaggregated revenue and periods over which the remaining performance obligations will be satisfied subsequent to the balance sheet date.</p> <p>Refer Note 18 to the financial statements</p>	<p>Our audit procedure on revenue recognition from real estate projects included:</p> <p>Selecting sample to identify contracts with customers, identifying separate performance obligation in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation.</p> <p>On selected samples, we tested that the revenue recognition is in accordance with accounting standards by</p> <ul style="list-style-type: none"> <li>i) Reading, analyzing and identifying the distinct performance obligations in real estate projects.</li> <li>ii) Comparing distinct performance obligations with that identified and recorded.</li> <li>iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue.</li> <li>iv) Performing, analytical procedures to verify reasonableness of revenue accounted by the Company.</li> </ul>
2	<p><b><u>Pending Income Tax cases</u></b></p> <p>The Company has various pending income tax cases involving tax demands which involves significant judgment to determine possible outcome of these cases.</p> <p>Refer Note 28 to the financial statements</p>	<p>We obtained details of all pending income tax matters involving tax demands on the Company and discussed with the Company’s in house tax team regarding sustainability of Company’s claim before various income tax/ appellate authorities on matters under litigation. The in-house tax team of the company relied upon past legal and other rulings; submissions made by them during various hearings held; which was taken in consideration by us to evaluate management position on these tax demands.</p>
3	<p><b><u>Liability for Non-performance of real estate agreements/ civil law suits against the Company</u></b></p> <p>The Company may be liable to pay damages/ interest for specific non- performance of certain real estate agreements, civil cases preferred against the Company for specific performance of the land agreement, the liability on account of these, if any has not been estimated and disclosed as contingent liability.</p> <p>Refer Note 28 to the financial statements</p>	<p>We obtained details/ list of pending civil cases and reviewed on sample basis real estate agreements, to ascertain damages on account of non-performance of those agreements and discussed with the legal team of the Company to evaluate management position.</p>



4	<p><b><u>Inventories</u></b></p> <p>The company's inventories comprise mainly of land, completed real estate projects and projects-in-progress.</p> <p>The inventories are carried at lower of cost and net realizable value (NRV). NRV of completed property is assessed by reference to market price existing at the reporting date and based on comparable transactions made by the company and/or identified by the company for properties in same geographical area. NRV of properties under construction is assessed with reference to market value of completed property as at the reporting date less estimated cost to complete.</p> <p>The carrying value of inventories is significant part of the total assets of the company and involves significant estimates and judgments in assessment of NRV. Accordingly, it has been considered as key audit matter.</p>	<p>Our audit procedures to assess the net realizable value (NRV) of the inventories include the following:</p> <p>We had discussions with Management to understand Management's process and methodology to estimate NRV, including key assumptions used and we also verified project wise un-sold area and recent sale prices and estimated cost of construction to complete projects.</p>
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### **Other Information**

The Company's Management and Board of Directors are responsible for the preparation of other information. The other information comprises the information included in the Management Discussion and analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, 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 the other information is materially inconsistent with the financial statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

### **Management's Responsibilities for the Financial Statements**

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate of accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of



the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors are responsible for overseeing the company's financial reporting process.

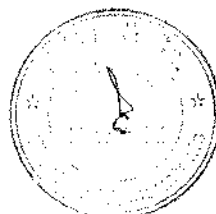
### **Auditor's Responsibility for the Audit of the Financial Statements**

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.

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

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning



the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

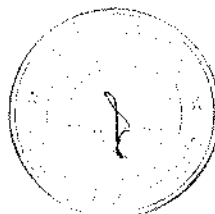
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure I" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, based on our audit 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, the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account.
  - d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
  - e. On the basis of the written representations received from the directors as on 31<sup>st</sup> March 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March 2022 from being appointed as a director in terms of Section 164(2) of the Act.
  - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure-II". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, according to information and according to explanations given to us the Company has not paid any managerial remuneration during the year.



- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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 note 28 to the financial statements.
  - ii. There are no material foreseeable losses on long term contracts including derivative contracts requiring provision.
  - iii. There are no amounts, 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, 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, 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;  
  
(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations as provided under (a) and (b) above, contain any material misstatement.

**For B S D & Co.**

Chartered Accountants

Firm Registration No. 000312S

  
**Sujata Sharma**

Partner

Membership No. 087919

**UDIN: 22087919ANFEYR3200**

**Place:** New Delhi

**Date:** 24<sup>th</sup> May 2022

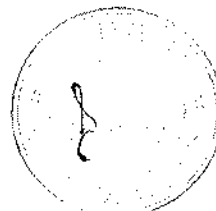
## Annexure I to Independent Auditors' Report

(Referred to in paragraph 1 under the heading "Report on other Legal and Regulatory Requirements" section of our report to the members of S N Realtors Private Limited of even date).

- i. (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company does not hold any Intangible Assets, therefore, reporting under clause 3(i)(a)(B) is not applicable to the company.
- (b) The Property, Plant and Equipment of the Company have been physically verified by the Management at the reasonable intervals, which in our opinion, is considered reasonable having regard to the size of the company and the nature of its assets.
- (c) In our opinion and according to information and explanations given to us and on the basis of our examination of the records of the Company, the Company does not have any immoveable property. Therefore, reporting under this clause is not applicable to the Company.
- (d) The Company has not revalued its Property, Plant and Equipment during the year. Consequently, the question of our commenting on whether the revaluation is based on the valuation by a registered valuer, or specifying the amount of change, if the change is 10% or more in the aggregate of the net carrying value of each class of Property, Plant and Equipment does not arise.
- (e) Based on the information and explanations furnished to us, no proceedings have been initiated on (or) are pending against the Company for holding benami property under the Benami Transactions(Prohibition) Act, 1988 (45 of 1988) and rules made thereunder, and therefore the question of our commenting on whether the Company has appropriately disclosed the details in its financial statements does not arise.
- ii. (a) According to the information and explanations given to us and on the basis of our examination of the records of the company, inventory includes land, completed real estate projects and project in progress. Physical verification of inventory has been conducted at reasonable intervals by the management and no discrepancies noticed on physical verification.
- (b) During the year, the Company has not been sanctioned any working capital limits from banks or financial institutions [on the basis of security of current assets] and accordingly, the question of our commenting on whether the quarterly returns or statements are in agreement with the books of accounts of the Company does not arise.
- iii. (a) During the year, the Company has not made any investment, provided any security or stood guarantee to any party. The Company has provided loans /advances in the nature of loans during the year as follows:

(Rupees in Lakhs)

Particulars	Advances in the nature of loans
<b><u>Aggregate amount granted/ provided during the year</u></b>	
Others	446.62
<b><u>Balance outstanding as at balance sheet date in respect of above cases</u></b>	
Others	300.58



(b) During the year the terms and conditions of the grant of all loans/ advances in the nature of loans provided to companies or any other parties are not, prejudicial to Company's interest.

(c) In respect of the loans/advances in the nature of loans, the schedule of repayment of principal has not been stipulated as all are repayable on demand. Hence, we are unable to make a specific comment on the regularity of repayment of principal and payment of interest.

(d) In respect of the loans/advances in the nature of loans, the schedule of repayment of principal has not been stipulated as all are repayable on demand. Hence, we are unable to comment on the amount which are overdue for more than ninety days.

(e) There were no loans/ advances in nature of loans which were granted to same parties, and which fell due during the year and were renewed /extended. Further, no fresh loans were granted to any party to settle the overdue loans /advances in nature of loan.

(f) The Company has granted loans/ advances in the nature of loans to companies or any other parties as follows. Out of these following are the details of aggregate amount of loans/ advances in the nature of loans granted to promoters/ related parties as defined in clause (76) of section 2 of the Companies Act, 2013

Particulars	Rupees in Lakhs		
	All Parties	Promoters	Related Parties
<b><u>Aggregate amount of loans/advances in nature of loan</u></b>			
-Repayable on demand	300.58	-	300.43
-Without specifying terms of repayment	-	-	-
Percentages of loans/advances in nature of loans to the total loans		-	99.95%

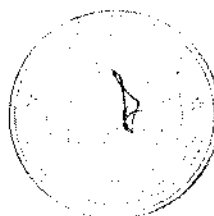
iv. In our opinion and according to information and explanations given to us, there are no loans, investments, guarantees and securities granted during the year in respect of which provisions of section 185 and 186 of the Companies Act, 2013 are applicable.

v. The Company has not accepted any deposits from the public. Therefore, reporting under clause 3(v) of the Order is not applicable to the Company.

vi. The Central Government has not prescribed maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013. Therefore, reporting under clause 3(vi) of the Order is not applicable to the Company.

vii. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, duty of customs, goods and services tax (GST) and other applicable material undisputed statutory dues have generally not been deposited regularly during the year. There are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.

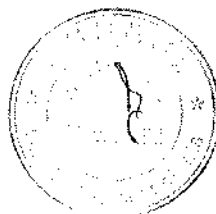
(b) According to the information and explanations given to us, there are no dues of income tax, duty of customs, value added tax, GST or other applicable material statutory dues which have not been deposited as on 31<sup>st</sup> March 2022 on account of any dispute except the followings: -





Name of Statutes	Nature of Dues	Financial Year to which the matter pertains	Forum where dispute is pending	Amount Outstanding (Rupees In lakhs)
Income Tax Act, 1961	Income Tax	2016-17	CIT(A)	36.37
Income Tax Act, 1961	Income Tax	2014-15	High Court	20.11

- viii. According to the information and explanations given to us and the records of the Company examined by us, 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) As the company does not have any loans or other borrowings from any lender at the balance sheet date, the reporting under clause 3(ix)(a) of the Order is not applicable to the company.  
(b) As the company does not have any loans or other borrowings from any bank or financial institution or any other lender. Therefore, reporting under clause 3(ix)(b) of the Order is not applicable to the Company.  
(c) The Company has not obtained any term loan. Therefore, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.  
(d) The Company has not raised any fund. Therefore, reporting under clause 3(ix)(d) of the Order is not applicable to the Company.  
(e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Therefore, reporting under clause 3(ix)(e) of the Order is not applicable to the Company.  
(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Therefore, reporting under 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 or further public offer (including debt instruments) during the year. 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 or fully or partially or optionally convertible debentures during the year. 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 section 143(12) of the Companies Act, 2013 has been filed in form ADT-4 Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the company.  
(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

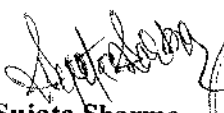


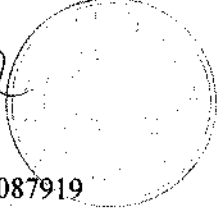
- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clauses 3(xii) (a),(b) and (c) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- xiv. According to the information and explanations given to us Company's size and nature of business does not require internal audit system. Accordingly, the reporting under Clause 3(xiv) of the Order is not applicable to the Company.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, the reporting under Clause 3(xv) of the Order is not applicable.
- xvi. (a) According to information and explanations given to us, the Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934.  
(b) The Company has not conducted (non-banking financial/housing finance), activities during the year. Accordingly reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.  
(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.  
(d) The Group do not have more than one Core Investment Company as a part of the Group.
- xvii. The Company has incurred cash losses of Rs. 373.35 Lakhs in the financial year and in the immediately preceding financial year incurred cash losses of Rs 322.67 Lakhs.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly the reporting under clause 3(xviii) is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 the balance sheet as and when they fall due within a period of one year from the balance sheet date.



xx. The Company is not required to contribute any amount towards Corporate Social Responsibility (CSR). Accordingly, reporting under Clause 3(xx)(a) & (b) of the Order are not applicable.

For **B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

  
**Sujata Sharma**  
Partner  
Membership No. 087919



**UDIN: 22087919ANFEYR3200**

**Place:** New Delhi  
**Date:** 24<sup>th</sup> May 2022

## **Annexure II to Independent Auditors' Report**

**(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of S N Realtors Private Limited of even date)**

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

We have audited the internal financial controls over financial reporting of **S N Realtors Private Limited** ("the Company") as at 31<sup>st</sup> March 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 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 Act.

#### **Auditors' Responsibility**

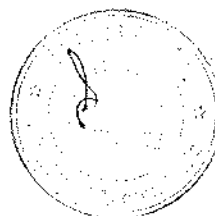
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on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

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

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

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

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for



external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:

- (a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (b) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the company; and
- (c) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by ICAI.

For **B S D & Co.**

Chartered Accountants

Firm Registration No. 000312S

  
**Sujata Sharma**

Partner

Membership No. 087919

**UDIN: 22087919ANFEYR3200**

**Place:** New Delhi

**Date:** 24<sup>th</sup> May 2022

**S N Realtors Private Limited**  
 Regd. Office:7,Local Shopping Centre,Kalkaji,New Delhi-110019  
 CIN: U45201DL2005PTC134752

**BALANCE SHEET AS AT 31 MARCH 2022**

(Rupees in Lakhs)

Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
a) Property, Plant and Equipment	1	1.32	1.76
b) Financial Assets			
i) Other Financial Assets	2	1,497.88	33.76
c) Deferred Tax Assets (net)	3	437.71	343.75
d) Non Current Tax Assets (net)		20.89	10.00
e) Other Non-Current Assets	4	7.08	1.16
		<b>1,964.88</b>	<b>390.43</b>
<b>Current Assets</b>			
a) Inventories	5	2,546.96	2,949.48
b) Financial Assets			
i) Trade Receivables	6	963.99	532.21
ii) Cash and Cash Equivalents	7	21.32	10.08
iii) Other Bank Balances	8	34.30	24.00
iv) Other Financial Assets	9	301.91	2,035.65
c) Other Current Assets	10	45.60	37.03
		<b>3,914.08</b>	<b>5,588.45</b>
		<b>5,878.96</b>	<b>5,978.88</b>
<b>TOTAL ASSETS</b>			
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
a) Equity Share Capital	11	5.00	5.00
b) Other Equity		(898.83)	(619.41)
		<b>(893.83)</b>	<b>(614.41)</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
a) Financial Liabilities			
i) Other Financial Liabilities	12	0.25	0.25
b) Provisions	13	0.58	0.98
		<b>0.83</b>	<b>1.23</b>
<b>Current liabilities</b>			
a) Financial Liabilities			
i) Trade Payables	14		
Total outstanding dues of micro enterprises and small enterprises			1.01
Total outstanding dues of creditors other than micro enterprises and small enterprises		4,063.82	4,335.00
ii) Other Financial Liabilities	15	1,852.33	2,058.96
b) Other Current Liabilities	16	855.79	197.08
c) Provisions	17	0.02	0.01
		<b>6,771.96</b>	<b>6,592.06</b>
		<b>5,878.96</b>	<b>5,978.88</b>
<b>TOTAL EQUITY AND LIABILITIES</b>			

Significant accounting policies A  
 Notes on financial statements 1-42  
 The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

**B S D & Co.**

Chartered Accountants

(Regn. No. -000338)

  
**Sujata Sharma**  
 Partner

M.No. 087919

For and on behalf of board of directors

  
**Kamal Kishore Gupta**  
 (Director)

DIN:02180278

  
**Shalini Barathi**  
 (Director)

DIN: 06965510

Place: New Delhi

Date: 24th May, 2022

**S N Realtors Private Limited**

Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019

CIN: U45201DL2005PTC134752

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2022**

(Rupees in Lakhs)

Particulars	Note No.	Year ended March 31, 2022	Year ended March 31, 2021
<b>REVENUE</b>			
Revenue from Operations	18	893.16	163.56
Other Income	19	44.06	1.59
<b>TOTAL INCOME</b>		<b>937.22</b>	<b>165.15</b>
<b>EXPENSES</b>			
Cost of Material Consumed, Construction & Other Related Project Cost	20	1,409.56	420.56
Changes in Inventories of Finished Stock & Projects in Progress	21	(109.21)	50.66
Employee Benefits Expense	22	0.18	(0.02)
Finance Costs	23	8.82	13.85
Depreciation and Amortization Expense	24	0.34	0.63
Other Expenses	25	1.22	2.77
<b>TOTAL EXPENSES</b>		<b>1,310.91</b>	<b>488.45</b>
<b>Profit/(Loss) Before Tax</b>		<b>(373.69)</b>	<b>(323.30)</b>
Tax Expense	26	(94.03)	(69.95)
<b>Profit/(Loss) For The Year (A)</b>		<b>(279.66)</b>	<b>(253.35)</b>
<b>Other Comprehensive Income</b>			
1) Items that will not be reclassified to Statement of Profit and Loss			
Remeasurements of the Net Defined Benefit Plans		0.32	2.62
Tax On Remeasurements of The Net Defined Benefit Plans - Actuarial Gain or Loss		(0.08)	(0.66)
<b>Total Other Comprehensive Income/(Loss)(B)</b>		<b>0.24</b>	<b>1.96</b>
<b>Total Comprehensive Income for the year (comprising of profit/(loss) for the year and other comprehensive income/(Loss) (A+B)</b>		<b>(279.42)</b>	<b>(251.39)</b>
Earning Per Equity Share-Basic & Diluted (In Rupees)	27	(559.32)	(506.69)
Nominal value of Equity Share Rs. 10/- (P.Y. Rs. 10/-)			
Significant accounting policies	A		
Notes on financial statements	1-42		

The notes referred to above form an integral part of financial statements.

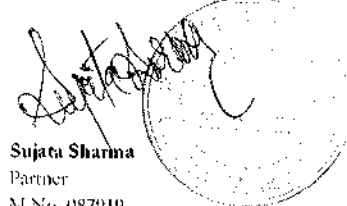
As per our audit report of even date attached

For and on behalf of

**B S D & Co.**

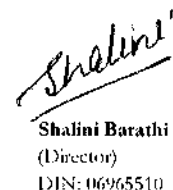
Chartered Accountants

(Regn. No. -000312S)

  
Sujata Sharma  
Partner  
M.No. 087919

For and on behalf of board of directors

  
Kamal Kishore Gupta  
(Director)  
DIN:02180278

  
Shalini Barathi  
(Director)  
DIN: 06965510

Place: New Delhi

Date: 24th May, 2022

**S N Realtors Private Limited**  
 Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019  
 CIN: U452011DL2005PTC134752

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2022**

**A. Equity Share Capital**

Particulars	Number	(Rupees in Lakhs)
Balance as at 1 April 2020	50,000	5.00
Change in equity share capital due to prior period errors	-	-
Restated balance as at 1 April 2020	50,000	5.00
Changes in equity share capital during 2020-21	-	-
<b>Balance as at 31 March 2021</b>	<b>50,000</b>	<b>5.00</b>
<b>Balance as at 1 April 2021</b>	<b>50,000</b>	<b>5.00</b>
Change in equity share capital due to prior period errors	-	-
Restated balance as at 1 April 2021	50,000	5.00
Changes in equity share capital during 2021-22	-	-
<b>Balance as at 1 April 2022</b>	<b>50,000</b>	<b>5.00</b>

**B. Other Equity**

(Rupees in Lakhs)

Description	Attributable to owners of S N Realtors Private Limited		
	Reserves and Surplus	Other Comprehensive Income	
	Retained Earnings	Remeasurement of Defined Benefit Obligation	Total Other Equity
Balance as at 1 April 2020	(367.09)	(0.93)	(368.02)
Profit for the year	(253.35)	-	(253.35)
Other Comprehensive Income	-	1.96	1.96
<b>Balance as at 31 March 2021</b>	<b>(620.44)</b>	<b>1.03</b>	<b>(619.41)</b>
<b>Balance as at 1 April 2021</b>	<b>(620.44)</b>	<b>1.03</b>	<b>(619.41)</b>
Profit/(Loss) for the year	(279.66)	-	(279.66)
Other Comprehensive Income	-	0.24	0.24
<b>Balance as at 31 March 2022</b>	<b>(900.10)</b>	<b>1.27</b>	<b>(898.83)</b>

The notes referred to above form an integral part of financial statements.

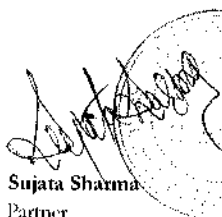
As per our audit report of even date attached

For and on behalf of

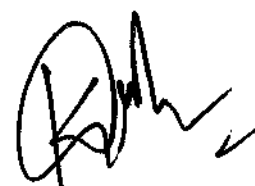
**B S D & Co.**

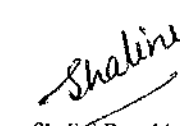
Chartered Accountants

(Regn. No. -000312S)

  
**Sujata Sharma**  
 Partner  
 M.No. 087919

For and on behalf of board of directors

  
**Kamal Kishore Gupta**  
 (Director)  
 DIN:02180278

  
**Shalini Barathi**  
 (Director)  
 DIN: 06965510

Place: New Delhi

Date: 24th May, 2022



## S N Realtors Private Limited

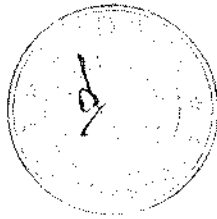
Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019

CIN: U45201DL2005PTC134752

### Cash Flow Statement for the year ended 31 March 2022

(Rupees in Lakhs)

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>A. Cash flow from operating activities</b>		
Profit for the year before tax	(373.69)	(323.30)
Adjustments for:		
Depreciation and amortization expense	0.44	0.75
Interest and finance charges	442.92	445.31
Bad Debts written off	-	1.34
Liabilities no longer required written back	(41.30)	(0.75)
<b>Operating profit before working capital changes</b>	<b>28.37</b>	<b>123.35</b>
Adjustments for working capital		
Non Current Loans	-	(3.92)
Inventories	402.52	(460.94)
Trade receivable	(431.78)	399.87
Other Financial Assets	1,733.74	(367.40)
Other non-financial Assets	(14.49)	4.07
Trade payable and other financial and non financial liabilities	(210.41)	341.81
	<b>1,479.58</b>	<b>(86.51)</b>
<b>Net cash flow from operating activities</b>	<b>1,507.95</b>	<b>36.84</b>
Direct tax paid	(10.89)	0.55
<b>Net cash generated from Operating activities (A)</b>	<b>1,497.06</b>	<b>37.39</b>
<b>B Cash flow from investing activities</b>		
Movement in other bank balances	(10.30)	(24.00)
Movement in other Non Current Financial Assets	(1,464.12)	-
<b>Net cash generated from / (used in) investing activities (B)</b>	<b>(1,474.42)</b>	<b>(24.00)</b>
<b>C Cash flow from financing activities</b>		
Interest and finance charges paid	(11.40)	(13.97)
<b>Net cash (used in)/generated from Financing activities (C)</b>	<b>(11.40)</b>	<b>(13.97)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>11.24</b>	<b>(0.58)</b>
<b>Opening balance of cash and cash equivalents</b>	<b>10.08</b>	<b>10.66</b>
<b>Closing balance of cash and cash equivalents</b>	<b>21.32</b>	<b>10.08</b>



*Shalini*

(Rupees in Lakhs)

FOR THE YEAR ENDED	Year Ended 31-Mar-22	Year Ended 31-Mar-21
<b>COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT</b>		
Cash on hand	0.05	0.80
Balance with banks	21.27	9.28
<b>Cash and cash equivalents at the end of the year</b>	<b>21.32</b>	<b>10.08</b>

**RECONCILIATION STATEMENT OF CASH AND BANK BALANCES**


(Rupees in Lakhs)

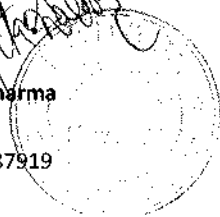
FOR THE YEAR ENDED	Year Ended 31-Mar-22	Year Ended 31-Mar-21
Cash and cash equivalents at the end of the year as per above	21.32	10.08
Add: Fixed deposits with banks (lien marked)	34.30	24.00
<b>Cash and bank balance as per balance sheet (refer note 7 &amp; 8)</b>	<b>55.62</b>	<b>34.08</b>

Note:- Depreciation includes amount charged to cost of material consumed, construction & other related project cost.


As per our audit report of even date attached


For and on behalf of  
**B S D & Co.**  
Chartered Accountants  
(Regn. No. -0003125)

  
**Sujata Sharma**  
Partner  
M.No. 087919



For and on behalf of board of directors

  
**Kamal Kishore Gupta**  
(Director)  
DIN:02180278

  
**Shalini Barathi**  
(Director)  
DIN: 06965510

Place: New Delhi  
Date: 24th May, 2022

**A Significant Accounting Policies :**

**1 Corporate information**

S N Realtors Private Limited ("The Company") is a subsidiary company of Navratan Techbuild Private Limited. Registered address of the Company is 7, Local Shopping Centre, Kalkaji New Delhi-110019.

The company is into the real estate business.

**2 Significant Accounting Policies :**

**(i) Basis of Preparation**

The financial statements of the Company have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by Ministry of Corporate Affairs ('MCA'). The financial statements for the period ended 31st March 2022 were authorised and approved for issue by the Board of Directors on 24th May 2022.

**(ii) Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

**(a) Real estate projects**

The company derives revenue from execution of real estate projects. Revenue from Real Estate project is recognised in accordance with Ind AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised.

Revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking and is based on following 6 steps :

**1. Identification of contract with customers**

The company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.
- The company can identify each customer's right regarding the goods or services to be transferred.
- The company can identify the payment terms for the goods or services to be transferred.
- The contract has commercial substance (i.e. risk, timing or amount of the company's future cash flow is expected to change as a result of the contract) and
- It is probable that the company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

**2. Identify the separate performance obligation in the contract:-**

Performance obligation is a promise to transfer to a customer:

- Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.
- If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.
- The goods or services that is promised to a customer is distinct if both the following criteria are met:
  - The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. The goods or services are capable of being distinct) and
  - The company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract (i.e. The goods or services are distinct within the context of the contract).

**3. Satisfaction of the performance obligation:-**

The company recognizes revenue when (or as) the company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of Property.

**4 Determination of transaction price:-**

The transaction price is the amount of consideration to which the company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified

**5 Allocating the transaction price to the performance obligation:-**

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices, the stand alone selling price is the price at which the company would sell promised goods or services separately to the customers.

**6. Recognition of revenue when (or as) the company satisfies a performance obligation:**

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the company's performance as the company performs.
- The company's performance creates or enhances an asset that a customer controls as asset is created or enhanced.
- The company's performance doesn't create an asset within an alternative use to the company and the company has an enforceable right to payment for performance completed to date.

Therefore the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three else revenue recognition for a performance obligation is done at point in time.

The company disaggregate revenue from real estate projects on the basis of nature of revenue.

**(b) Project Management Fee**

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.



*Shalini*

**(c) Interest Income**

Interest due on delayed payments by customers is accounted on accrual basis.

**(d) Income from trading sales**

Revenue from trading activities is accounted as revenue upon satisfaction of performance obligation.

**(e) Dividend income**

Dividend income is recognized when the right to receive the payment is established.

**(iii) Borrowing Costs**

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

**(iv) Property, Plant and Equipment**

**Recognition and initial measurement**

Properties, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. 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. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

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

Depreciation on Property, Plant and Equipment is provided on written down value method based on the useful life of the asset as specified in Schedule II to the Companies Act, 2013. The management estimates the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except in the case of steel shuttering and scaffolding, whose life is estimated as five years considering obsolescence.

**De-recognition**

An item of property, plant and equipment and any significant part initially recognised is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

**(v) Intangible Assets**

**Recognition and initial measurement**

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

**Subsequent measurement (amortization and useful lives)**

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of four years on straight line method.

**(vi) Impairment of Non Financial Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

**(vii) Financial Instruments**

**(a) Financial assets**

**Initial recognition and measurement**

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs

**Subsequent measurement**

(1) Financial instruments at amortised cost – the financial instrument is measured at the amortised cost if both the following conditions are met:

(a) The asset is 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 solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt

Instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Company's business model.

(3) Mutual funds – All mutual funds in scope of Ind-AS 109 are measured at fair value through profit and loss (FV/TPL).

**De-recognition of financial assets**

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

**(b) Financial liabilities**

**Initial recognition and measurement**

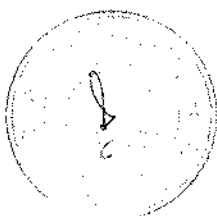
All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

**Subsequent measurement**

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

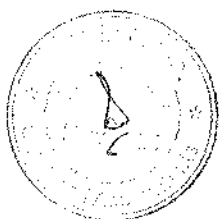
**De-recognition of financial liabilities**

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition 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 or loss.



Shalini

- (c) **Compound financial instrument**  
Compound financial instrument are separated into liability and equity components based on the terms of the contract. On issuance of the said instrument, the liability component is arrived by discounting the gross sum at a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost until it is extinguished on conversion or redemption. The remainder of the proceeds is recognised as equity component of compound financial instrument. This is recognised and included in shareholders' equity, net of income tax effects, and not subsequently re-measured.
- (d) **Financial guarantee contracts**  
Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.
- (e) **Impairment of financial assets**  
The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 36 details how the Company determines whether there has been a significant increase in credit risk.  
For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.
- (f) **Offsetting of financial instruments**  
Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet 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 realize the assets and settle the liabilities simultaneously.
- (viii) **Inventories and Projects in progress**
- (a) **Inventories**
- (i) Building material and consumable stores are valued at lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value. Cost is determined on average method. Cost includes cost of acquisition and all related costs.
- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale is valued at lower of cost and net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.
- (b) **Projects in progress**  
Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, development rights, materials, construction, services, borrowing costs and other overheads relating to projects.
- (ix) **Foreign currency translation**
- (a) **Functional and presentation currency**  
The financial statements are presented in currency INR, which is also the functional currency of the Company.
- (b) **Foreign currency transactions and balances**
- i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.
- ii. Financial assets and financial liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.
- iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.
- (x) **Retirement benefits**
- i. Contributions payable by the Company to the concerned government authorities in respect of provident fund, family pension fund and employee state Insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with Ind AS-19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with Ind AS-19.
- iv. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.
- (xi) **Provisions, contingent assets and contingent liabilities**  
A provision is recognized when:
- the Company has a present obligation as a result of a past event;
  - it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
  - a reliable estimate can be made of the amount of the obligation.
- A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.
- (xii) **Earnings per share**  
Basic earnings per share are calculated by dividing the Net Profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.  
For the purpose of calculating diluted earnings per share, the Net Profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.



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(xiii) Lease

The company has applied Ind AS 116 w.e.f. 01.04.2019. In accordance with INDAS 116, The company recognises right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any, and adjusted for any re-measurement of lease liability. The right of use assets is depreciated using the Straight Line Method from the commencement date over the shorter of lease term or useful life of right of use asset. The estimated useful life of right of use assets are determined on the same basis as those of Property, Plant and Equipment. Right of use asset are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in Statement of Profit and Loss.

The company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the company uses incremental borrowing rate.

The lease liability is subsequently re-measured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments. The company recognises amount of re-measurement of lease liability due to modification as an adjustment to write off use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the company recognises any remaining amount of the re-measurement in Statement of Profit and Loss.

The company has elected not to apply the requirements of INDAS 116 to short term leases of all assets that have a lease term of 12 months or less unless renewable on long term basis and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense over lease term.

(xiv) Income Taxes

i. Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity)

ii. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

(xv) Cash and Cash Equivalent

Cash and Cash equivalent in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to Ind AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.

(xvi) 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:

- In the principal market for the asset or liability, or
- 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.

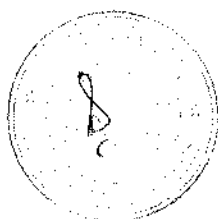
The company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs:

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

- 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 recognized in the financial statements on a recurring basis, the Company determines whether transfer have occurred between levels in the hierarchy by re-assessing categorization (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 disclosure, the Company has determined classes of assets and liabilities on the basis of nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.



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(xvii) **Significant management judgement in applying accounting policies and estimation of uncertainty**

**Significant management judgements**

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

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

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

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

**Estimation of uncertainty**

**(a) Recoverability of advances/receivables**

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

**(b) Defined benefit obligation (DBO)**

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

**(c) Provisions**

At each balance sheet date on the basis of management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

**(d) Inventories**

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

NRV for completed inventory 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 (by referring to expected or recent selling price) 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

**(e) Lease**

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of INDAS 116. Identification of a lease requires significant judgement. The company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The company determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the company is reasonably certain not to exercise that option. In exercise whether the company is reasonably certain to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the company to exercise the option to extend the lease or to exercise the option to terminate the lease. The company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally based on incremental borrowing rate.

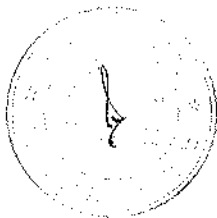
**(f) Fair value measurements**

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

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

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.



**Note 1 : PROPERTY, PLANT AND EQUIPMENT**

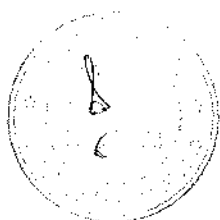
(Rupees in Lakhs)

Particulars	Plant and Machinery	Office Equipments	Furniture and Fixtures	Total
<b>Gross carrying amount</b>				
Balance as at 1 April 2020	1.50	0.96	9.04	11.50
Additions	-	-	-	-
Disposals	-	-	-	-
<b>Balance as at 31 March 2021</b>	<b>1.50</b>	<b>0.96</b>	<b>9.04</b>	<b>11.50</b>
Balance as at 1 April 2021	1.50	0.96	9.04	11.50
Additions	-	-	-	-
Disposals	-	-	-	-
<b>Balance as at 31 March 2022</b>	<b>1.50</b>	<b>0.96</b>	<b>9.04</b>	<b>11.50</b>
<b>Accumulated depreciation</b>				
Balance as at 1 April 2020	0.96	0.71	7.32	8.99
Depreciation charge during the year	0.12	0.10	0.53	0.75
Disposals	-	-	-	-
<b>Balance as at 31 March 2021</b>	<b>1.08</b>	<b>0.81</b>	<b>7.85</b>	<b>9.74</b>
Balance as at 1 April 2021	1.08	0.81	7.85	9.74
Depreciation charge during the year	0.10	0.04	0.30	0.44
Disposals	-	-	-	-
<b>Balance as at 31 March 2022</b>	<b>1.18</b>	<b>0.85</b>	<b>8.15</b>	<b>10.18</b>
<b>Net carrying amount as at 31 March 2022</b>	<b>0.32</b>	<b>0.11</b>	<b>0.89</b>	<b>1.32</b>
<b>Net carrying amount as at 31 March 2021</b>	<b>0.42</b>	<b>0.15</b>	<b>1.19</b>	<b>1.76</b>

**Note:**

(Rupees in Lakhs)

Particulars	Year ended 31 March 2022	Year ended 31 March 2021
Depreciation has been charged to		
- Cost of material consumed, construction & other related project cost (refer note 20)	0.10	0.12
- Statement of profit & loss (refer note 24)	0.34	0.63
<b>Total</b>	<b>0.44</b>	<b>0.75</b>



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**Note 2 : NON CURRENT OTHER FINANCIAL ASSETS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
(Unsecured-considered good unless stated otherwise)		
<b>Security Deposits</b>		
Considered Good	50.76	33.76
Held as margin money	1,431.10	-
Interest accrued on deposits & others	36.02	-
<b>Total</b>	<b>1,497.88</b>	<b>33.76</b>

**Note - 3 : DEFERRED TAX ASSETS - NET**

The movement on the deferred tax account is as follows:

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
At the beginning of the year	343.75	274.46
Credit/ (Charge) to statement of profit and loss (refer note 26)	94.03	69.95
Credit/ (Charge) to other comprehensive income	(0.08)	(0.66)
<b>At the end of the year</b>	<b>437.70</b>	<b>343.75</b>

**Component of deferred tax assets/ (liabilities) :**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>Deferred Tax Asset</b>		
Expenses allowed on payment basis	0.15	0.31
Difference between book and tax base of fixed assets	1.86	2.02
Effect of Fair Valuation of Development Income and transitional impact of adoption of Ind AS 115		
	435.70	341.42
<b>Total</b>	<b>437.71</b>	<b>343.75</b>

**Note 4 : OTHER NON CURRENT ASSETS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Prepaid Expenses	7.08	1.16
<b>Total</b>	<b>7.08</b>	<b>1.16</b>

**Note 5 : INVENTORIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Land	207.79	719.51
Completed Real Estate Projects	52.67	52.67
Project In Progress	2,286.50	2,177.30
<b>Total</b>	<b>2,546.96</b>	<b>2,949.48</b>

**Note 6 : TRADE RECEIVABLES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
(Unsecured considered good unless stated otherwise)		
Considered Good	963.99	532.21
<b>Total</b>	<b>963.99</b>	<b>532.21</b>



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Note 6.1: Ageing of Trade Receivables as at March 31, 2022 is as follows:

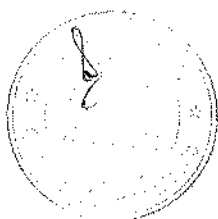
(Rupees in Lakhs)

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months-1 year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables-considered good	293.44	482.01	-	-	-	156.46	931.91
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	-	-	-	-	-	32.08	32.08
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>293.44</b>	<b>482.01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>188.54</b>	<b>963.99</b>
Less: Allowance for doubtful trade receivables	-	-	-	-	-	-	-
<b>Total</b>	<b>293.44</b>	<b>482.01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>188.54</b>	<b>963.99</b>

Ageing of Trade Receivables as at March 31, 2021 is as follows:

(Rupees in Lakhs)

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months-1 year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables-considered good	334.35	0.00	0.00	-	0.00	157.12	491.47
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	8.66	-	-	-	-	32.08	40.74
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>343.01</b>	<b>0.00</b>	<b>0.00</b>	<b>-</b>	<b>0.00</b>	<b>189.20</b>	<b>532.21</b>
Less: Allowance for doubtful trade receivables	-	-	-	-	-	-	-
<b>Total</b>	<b>343.01</b>	<b>0.00</b>	<b>0.00</b>	<b>-</b>	<b>0.00</b>	<b>189.20</b>	<b>532.21</b>



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**Note 7 : CASH AND CASH EQUIVALENTS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Balances With Banks:-		
In Current Accounts	21.27	9.28
Cash on Hand	0.05	0.80
<b>Total</b>	<b>21.32</b>	<b>10.08</b>

**Note 8 : OTHER BANK BALANCES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Held as margin money	34.30	24.00
<b>Total</b>	<b>34.30</b>	<b>24.00</b>

**Note 9 : OTHER FINANCIAL ASSETS-CURRENT**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
(Unsecured considered good unless otherwise stated)		
<b>Advances Recoverable In Cash</b>		
- Holding Company of Holding Company	300.43	2,035.60
- Others	0.15	0.05
Interest accrued on deposits & others	1.33	-
<b>Total</b>	<b>301.91</b>	<b>2,035.65</b>

**Note 9.1**

Particulars in respect of advance recoverable in cash from Holding company of Holding Company:			(Rupees in Lakhs)
Name of Company	As at		As at
	31 March 2022		31 March 2021
Omaxe Limited	300.43	2,035.60	
<b>Total</b>	<b>300.43</b>	<b>2,035.60</b>	

**Note 9.2**

**Loans and advances to specified person** (Rupees in Lakhs)

Type of Borrower	As at 31 March 2022		As at 31 March 2021	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Related Parties	300.43	99.95%	2,035.60	100.00%

**Note 10 : OTHER CURRENT ASSETS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
(Unsecured considered good unless otherwise stated)		
<b>Advance against goods, services and others</b>		
- Fellow Subsidiaries of holding company	5.35	5.35
- Others	8.19	1.67
	<b>13.54</b>	<b>7.02</b>
Balance With Government / Statutory Authorities	23.17	21.89
Prepaid Expenses	8.89	8.12
<b>Total</b>	<b>45.60</b>	<b>37.03</b>

**Note - 10.1**

Particulars in respect of advances to Fellow Subsidiaries of holding company :			(Rupees in Lakhs)
Name of Company	As at		As at
	31 March 2022		31 March 2021
PP Devcon Private Limited	5.35	5.35	
<b>Total</b>	<b>5.35</b>	<b>5.35</b>	



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**Note 11 : EQUITY SHARE CAPITAL**

Particulars	(Rupees in Lakhs)	
	As at March 31, 2022	As at March 31, 2021
<b>Authorised</b>		
50,000 (50,000) Equity Shares of Rs.10 Each	5.00	5.00
	<b>5.00</b>	<b>5.00</b>
<b>Issued, Subscribed &amp; Paid Up</b>		
50,000 (50,000) Equity Shares of Rs.10 Each fully paid up	5.00	5.00
<b>Total</b>	<b>5.00</b>	<b>5.00</b>

**Note - 11.1**

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

Particulars	As at March 31, 2022		As at March 31, 2021	
	Numbers	Rupees in Lakhs	Numbers	Rupees in Lakhs
<b>Equity Shares of Rs. 10 each fully paid up</b>				
Shares outstanding at the beginning of the year	50,000	5.00	50,000	5.00
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	<b>50,000</b>	<b>5.00</b>	<b>50,000</b>	<b>5.00</b>

**Note - 11.2**

**Terms/rights attached to shares**

**Equity**

The company has only one class of equity shares having a par value of Rs 10/-per share. Each holder of equity shares is entitled to one vote per share. If new equity shares, issued by the company shall be ranked pari-passu with the existing equity shares. The company declares and pays dividend 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, if any in proportion to the number of equity shares held by the share holders..

**Note - 11.3**

**Shares held by holding company and subsidiaries of holding Company in aggregate**

Name of Shareholder	As at March 31, 2022		As at March 31, 2021	
	Number of shares held	Rupees in Lakhs	Number of shares held	Rupees in Lakhs
<b>Equity Shares</b>				
Navratan Techbuild Private Limited	50,000	5.00	50,000	5.00

**Note - 11.4**

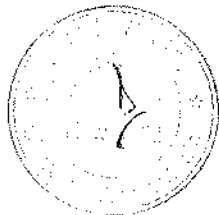
**Detail of shareholders holding more than 5% shares in capital of the company**

**Equity Shares**

Name of Shareholder	As at March 31, 2022		As at March 31, 2021	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Navratan Techbuild Private Limited	50,000.00	100	50,000.00	100

**Note - 11.5**

The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash. The company has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of share during the period of five years immediately preceding the balance sheet date.



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Note - H.6

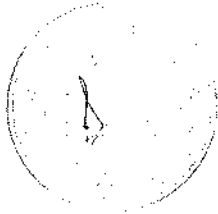
Shareholding of promoter

Shares held by promoter as at March 31, 2022

Promoter Name	Shares held by promoters				% Change during the year
	As at March 31, 2022		As at March 31, 2021		
	No. of shares	% of total shares	No. of shares	% of total shares	
Navratan Techbuild Private Limited	50,000	100	50,000	100	-
	<b>50,000</b>	<b>100</b>	<b>50,000</b>	<b>100</b>	

Shares held by promoter as at March 31, 2021

Promoter Name	Shares held by promoters				% Change during the year
	As at March 31, 2021		As at March 31, 2020		
	No. of shares	% of total shares	No. of shares	% of total shares	
Navratan Techbuild Private Limited	50,000	100	50,000	100	-
	<b>50,000</b>	<b>100</b>	<b>50,000</b>	<b>100</b>	



**Note 12 : NON CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Security deposits received	0.25	0.25
<b>Total</b>	<b>0.25</b>	<b>0.25</b>

**Note 13 : PROVISIONS-NON CURRENT**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Leave Encashment	0.13	0.32
Gratuity	0.45	0.66
<b>Total</b>	<b>0.58</b>	<b>0.98</b>

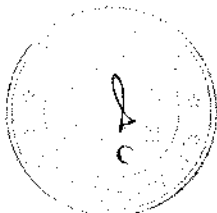
**Note 14 : CURRENT TRADE PAYABLES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>Total outstanding dues of micro enterprises and small enterprises :</b>		
Other Trade Payables due to micro enterprises and small enterprises	-	1.01
<b>Total (A)</b>	<b>-</b>	<b>1.01</b>
<b>Total outstanding dues of creditor other than micro enterprises and small enterprises</b>		
<b>Deferred Payment Liabilities</b>		
- In respect of development & other charges to be paid on deferred credit terms to authorities	3,845.41	3,845.41
<b>Other Trade Payables</b>		
- Others	218.41	489.59
<b>Total(B)</b>	<b>4,063.82</b>	<b>4,335.00</b>
<b>Total(A+B)</b>	<b>4,063.82</b>	<b>4,336.01</b>

**Note -14.1**

has been determined to the extent such parties have been identified by the company, on the basis of information and records available.

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Principal amount due to suppliers under MSMED Act, 2006	-	1.01
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	-	-
Payment made to suppliers (other than interest) beyond appointed day during the year	1.12	-
Interest paid to suppliers under MSMED Act, 2006	-	-
Interest due and payable on payment made to suppliers beyond appointed date during the year	0.06	-
Interest accrued and remaining unpaid at the end of the accounting year	0.20	0.15
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	0.06	(0.12)



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Note-14.1: Ageing of Trade Payables Outstanding as at 31 March, 2022 is as follows:

(Rupees in Lakhs)

Particulars	Outstanding for following periods from due date of payments					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	187.69	1.53	0.09	25.53	3,848.98	4,063.82
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
<b>Total</b>	<b>187.69</b>	<b>1.53</b>	<b>0.09</b>	<b>25.53</b>	<b>3,848.98</b>	<b>4,063.82</b>

Ageing of Trade Payables Outstanding as at 31 March, 2021 is as follows:

(Rupees in Lakhs)

Particulars	Outstanding for following periods from due date of payments					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	1.01	-	-	-	-	1.01
Others	(0.19)	438.21	47.53	1.23	3,848.22	4,335.00
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
<b>Total</b>	<b>0.82</b>	<b>438.21</b>	<b>47.53</b>	<b>1.23</b>	<b>3,848.22</b>	<b>4,336.01</b>



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**Note 15 : CURRENT OTHER FINANCIAL LIABILITIES**

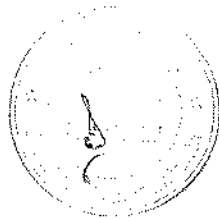
Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Security Deposit Received	44.21	43.61
Due to Employees	0.23	0.73
Interest On Trade Payables	1,807.62	1,376.11
Advance from Fellow Subsidiary company	-	638.27
Other Payables	0.27	0.24
<b>Total</b>	<b>1,852.33</b>	<b>2,058.96</b>

**Note 16 : OTHER CURRENT LIABILITIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Statutory Dues Payable	0.30	0.05
Advance from customers and others :		
From Related party	638.27	-
From Others	217.22	197.03
<b>Total</b>	<b>855.79</b>	<b>197.08</b>

**Note 17: PROVISIONS-CURRENT**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Leave Encashment	0.01	-
Gratuity	0.01	0.01
<b>Total</b>	<b>0.02</b>	<b>0.01</b>



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**Note 18 : REVENUE FROM OPERATIONS**

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Income From Real Estate Projects	878.44	158.59
Other operating income	14.72	4.97
<b>Total</b>	<b>893.16</b>	<b>163.56</b>

Nature of Revenue	Year Ended 31 March 2022			Year Ended 31 March 2021		
	Operating Revenue	Other Operating Revenue	Total	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	878.44	14.72	893.16	158.59	4.97	163.56
<b>Total</b>	<b>878.44</b>	<b>14.72</b>	<b>893.16</b>	<b>158.59</b>	<b>4.97</b>	<b>163.56</b>

While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in Ind AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 112.22 Lakhs (Rs. 112.22 Lakhs previous year) which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which company is operating.

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Advances at beginning of the year	197.03	254.83
Add: Advances received during the year (net)	1,551.62	105.76
Less: Revenue recognised during the year	893.16	163.56
Advances at the end of the year	855.49	197.03

Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Contracted price	893.16	164.50
Reduction towards variable consideration components	-	0.94
Revenue recognized	893.16	163.56

**Note 19 : OTHER INCOME**

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Interest Income on Bank Deposit	41.30	-
Liabilities No Longer Required Written Back (Net)	-	0.75
Miscellaneous Income	2.76	0.84
<b>Total</b>	<b>44.06</b>	<b>1.59</b>

**Note 20 : COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST**

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>Inventory at the Beginning of The Year</b>		
Building Materials and Consumables	-	0.13
Land	719.51	207.78
	<b>719.51</b>	<b>207.91</b>
<b>Add: Incurred During The Year</b>		
Land, Development and Other Rights	443.31	511.73
Building Materials	1.09	1.07
Construction Cost	15.87	(18.59)
Employee Cost	3.72	4.43
Rates and taxes	0.45	0.21
Administration Cost	0.31	0.55
Depreciation	0.10	0.12
Power & Fuel and Other Electrical Cost	(1.11)	1.17
Finance Cost	434.10	431.47
	<b>897.84</b>	<b>932.16</b>
<b>Less: Inventory at the End of The Year</b>		
Building Materials and Consumables	-	-
Land	207.79	719.51
	<b>207.79</b>	<b>719.51</b>
<b>Total</b>	<b>1,409.56</b>	<b>420.56</b>



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Note 21: CHANGES IN INVENTORIES OF PROJECT IN PROGRESS AND FINISHED STOCK

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>Inventory at the Beginning of the Year</b>		
Completed Real Estate Projects	52.67	87.35
Projects In Progress	2,177.30	2,193.28
	<u>2,229.97</u>	<u>2,280.63</u>
<b>Inventory at the End of the Year</b>		
Completed Real Estate Projects	52.67	52.67
Projects In Progress	2,286.51	2,177.30
	<u>2,339.18</u>	<u>2,229.97</u>
<b>Changes In Inventory</b>	<u>(109.21)</u>	<u>50.66</u>

Note 22: EMPLOYEE BENEFIT EXPENSE

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Salaries, Wages, Allowances And Bonus	3.45	4.03
Contribution to provident and other funds	0.18	0.13
Staff Welfare Expenses	0.27	0.25
	<u>3.90</u>	<u>4.41</u>
Less: Allocated to Projects	3.72	4.43
<b>Total</b>	<u>0.18</u>	<u>(0.02)</u>

Note 23: FINANCE COST

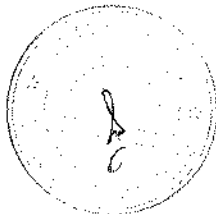
Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Interest On		
-Others	431.67	431.36
Bank Charges	11.25	13.96
	<u>442.92</u>	<u>445.32</u>
Less: Allocated to Projects	434.10	431.47
<b>Total</b>	<u>8.82</u>	<u>13.85</u>

Note 24: DEPRECIATION AND AMORTIZATION EXPENSES

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Depreciation on tangible assets	0.34	0.63
<b>Total</b>	<u>0.34</u>	<u>0.63</u>

Note 25: OTHER EXPENSES

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>Administrative Expenses</b>		
Short term Lease	0.41	0.41
Rates And Taxes	0.21	0.02
Repairs And Maintenance- Others	0.09	0.01
Vehicle Running And Maintenance	0.09	0.06
Travelling And Conveyance	-	0.26
Legal And Professional Charges	0.40	0.88
Printing And Stationery	0.05	0.01
Postage, Telephone & Courier	0.04	0.02
Auditors' Remuneration	0.14	0.21
Bad Debts & advances written off	-	1.34
Miscellaneous Expenses	0.06	0.10
	<u>1.49</u>	<u>3.32</u>
Less: Allocated to Projects	0.31	0.55
	<u>1.18</u>	<u>2.77</u>
<b>Selling Expenses</b>		
Business Promotion	0.04	-
	<u>0.04</u>	<u>-</u>
<b>Total</b>	<u>1.22</u>	<u>2.77</u>



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**Note 26 : INCOME TAX**

(Rupees in Lakhs)

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>Tax expense comprises of:</b>		
Deferred tax	(94.03)	(69.95)
	<b>(94.03)</b>	<b>(69.95)</b>

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% and the reported tax expense in statement of profit and loss are as follows:

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
Accounting profit before tax	(373.69)	(323.30)
Applicable tax rate	25.17%	25.17%
Computed tax expense	(94.06)	(81.37)
<b>Tax effect of:</b>		
Tax impact of disallowable expenses	(4.90)	0.63
Tax adjustment on account of adjustment of brought forward losses and others	98.96	80.74
<b>Current Tax (A)</b>	-	-
<b>Earlier year tax adjustment (B)</b>	-	-
<b>Deferred Tax Provisions</b>		
Decrease in deferred tax assets on account of provisions, fair valuation of development income and others	(94.03)	(69.95)
<b>Total Deferred Tax Provisions (C)</b>	<b>(94.03)</b>	<b>(69.95)</b>
<b>Tax Expenses recognised in statement of Profit &amp; Loss(A+B+C)</b>	<b>(94.03)</b>	<b>(69.95)</b>
<b>Effective Tax Rate</b>	<b>25%</b>	<b>22%</b>

**Note 27 : EARNINGS PER SHARE**

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
Profit/(Loss) attributable to equity shareholders (Amount in Lakhs)	(279.66)	(253.35)
Equity Shares outstanding (Number)	50,000	50,000
Weighted average number of equity shares	50,000	50,000
Nominal value per share	10.00	10.00
<b>Earnings per equity share( in rupees)</b>		
Basic	(559.32)	(506.69)
Diluted	(559.32)	(506.69)

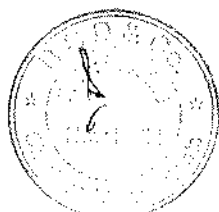
**Note 28 : CONTINGENT LIABILITIES AND COMMITMENTS**

(Rupees in Lakhs)

Particulars	As at 31 March 2022	As at 31 March 2021
I Claims against the Company not acknowledged as debts (to the extent quantifiable)	16.14	232.29
<b>Corporate Guarantees</b>		
II Amount outstanding in respect of Corporate Guarantee given on account of loan availed by Holding Company namely omaxe Limited	6,815.33	12,146.46
III Bank Guarantee in respect of the Company	745.84	-
Bank Guarantee given by holding company namely Omaxe Limited	206.00	315.26
IV Disputed Income tax (net of Provision)	66.48	46.37
V The Company may be contingently liable to pay damages / interest in the process of execution of real estate projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable

<sup>29</sup> Balances of trade receivable, trade payable, loan/ advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade receivable, trade payable, loan/ advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.

<sup>30</sup> The Company is having accumulated losses to the tune of Rs 898.83 Lakhs (P.Y. Rs 619.41 Lakhs) resulting in full erosion of net worth of the company. The holding company is supporting the cash flows of the company. The company is constructing real estate project. According to the management of the company the accumulated losses are temporary in nature and will be compensated with profit of unsold inventory in near future. On the basis of these facts, the accounts of the company have been prepared on going concern basis.



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**Note 31 : EMPLOYEE BENEFIT OBLIGATIONS**

**f) Post-Employment Obligations - Gratuity**

The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. For the funded plan the Company makes contributions to recognised funds in India. The Company does not fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

The amounts recognised in the Statement of Financial Position and the movements in the net defined benefit obligation over the year are as follows:

(Rupees in Lakhs)		
a. Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2022	As at 31 March 2021
Present value obligation as at the end of the year	0.46	0.67
Fair value of plan assets as at the end of the year	-	-
<b>Net liability/ (asset) recognized in balance sheet</b>	<b>0.46</b>	<b>0.67</b>

(Rupees in Lakhs)		
b. Bifurcation of PBO at the end of year in current and non-current	As at 31 March 2022	As at 31 March 2021
Current liability	0.01	0.01
Non-current liability	0.45	0.66
<b>Total</b>	<b>0.46</b>	<b>0.67</b>

(Rupees in Lakhs)		
c. Expected contribution for the next annual reporting period	As at 31 March 2022	As at 31 March 2021
Service Cost	0.07	0.15
Net Interest Cost	0.03	0.05
<b>Total</b>	<b>0.10</b>	<b>0.20</b>

(Rupees in Lakhs)		
d. Changes in defined benefit obligation	As at 31 March 2022	As at 31 March 2021
Present value obligation as at the beginning of the year	0.67	2.95
Interest cost	0.05	0.20
Service cost	0.06	0.14
Benefits paid	-	-
Actuarial loss/(gain) on obligations	(0.32)	(2.62)
<b>Present value obligation as at the end of the year</b>	<b>0.46</b>	<b>0.67</b>

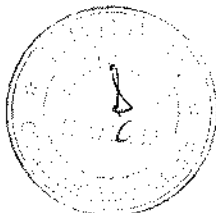
(Rupees in Lakhs)		
e. Amount recognized in the statement of profit and loss	As at 31 March 2022	As at 31 March 2021
Current service cost	0.06	0.13
Net Interest cost	0.05	0.20
<b>Amount recognised in the statement of profit and loss</b>	<b>0.11</b>	<b>0.33</b>

(Rupees in Lakhs)		
f. Other Comprehensive Income	As at 31 March 2022	As at 31 March 2021
Net cumulative unrecognized actuarial gain/(loss) opening	1.37	(1.25)
Actuarial gain/(loss) on PBO	0.32	2.62
Actuarial gain/(loss) for the year on Asset	-	-
<b>Unrecognised actuarial gain/(loss) at the end of the year</b>	<b>1.69</b>	<b>1.37</b>

(Rupees in Lakhs)		
g. Economic assumptions	As at 31 March 2022	As at 31 March 2021
Discount rate	7.18% <sup>a</sup>	6.80% <sup>a</sup>
Future salary increase	6.00% <sup>a</sup>	6.00% <sup>a</sup>



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h. Demographic Assumption	As at 31 March 2022	As at 31 March 2021
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	I.A.M. (2012-14)	I.A.M. (2012-14)
Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 Years	2.00	2.00
Above 44 Years	1.00	1.00

i. Sensitivity analysis for gratuity liability	As at 31 March 2022	As at 31 March 2021
Impact of the change in discount rate		
Present value of obligation at the end of the year	0.46	0.67
a) Impact due to increase of 0.50%	(0.03)	(0.06)
b) Impact due to decrease of 0.50%	0.04	0.06

(Rupees in Lakhs)

j. Impact of the change in salary increase	As at 31 March 2022	As at 31 March 2021
Present value of obligation at the end of the year	0.46	0.67
a) Impact due to increase of 0.50%	0.04	0.06
b) Impact due to decrease of 0.50%	(0.03)	(0.06)

(Rupees in Lakhs)

k. Maturity Profile of Defined Benefit Obligation	As at 31 March 2022	As at 31 March 2021
Year		
0 to 1 years	0.01	0.01
1 to 2 years	0.01	0.01
2 to 3 years	0.01	0.01
3 to 4 years	0.01	0.01
4 to 5 years	0.01	0.01
5 to 6 years	0.01	0.01
6 years onwards	0.40	0.61

(Rupees in Lakhs)

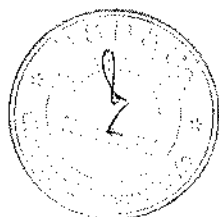
l. The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2022	As at 31 March 2021
Funds Managed by Insurer	-	-

## 2) Leave Encashment

Provision for leave encashment in respect of unavailed leaves standing to the credit of employees is made on actuarial basis. The Company does not maintain any fund to pay for leave encashment.

## 3) Defined Contribution Plans

The Company also has defined contribution plan i.e. contributions to provident fund in India for employees. The Company makes contribution to statutory fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post employment benefit and is in the nature of defined contribution plan. The contributions are made to registered provident fund administered by the government. The provident fund contribution charged to statement of profit & loss for the year ended 31 March, 2022 amount to Rs. 0.17 Lakhs (P.Y. Rs. 0.13 Lakhs).



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**Note 32 : LEASES**

Short Term Lease Payment debited to Statement of Profit and Loss Account Rs. 0.41 Lakhs (Previous year Rs. 0.41 Lakhs ) pertaining to short term lease arrangement for a period of less than one year.

**Note 33 : AUDITOR'S REMUNERATION**

(Rupees in Lakhs)

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
Audit fees	0.10	0.10
Certification charges	0.04	0.11
<b>Total</b>	<b>0.14</b>	<b>0.21</b>

**Note 34 : SEGMENT INFORMATION**

In line with the provisions of Ind AS 108 - Operating Segments and on the basis of review of operations being done by the management of the Company, the operations of the Company falls under real estate business, which is considered to be the only reportable segment by management.

(Rupees in Lakhs)

Revenue from operations	Year Ended 31 March 2022	Year Ended 31 March 2021
Within India	893.16	163.56
Outside India	-	-
<b>Total</b>	<b>893.16</b>	<b>163.56</b>

None of the non- current assets are held outside India.

Single Customer represents 10% or more of Company's total revenue for the year ended 31st March 2022 are as under:

(Rupees in Lakhs)

Particulars	No. of Customers	Year Ended 31 March 2022	No. of Customers	Year Ended 31 March 2021
Customer represents 10% or more of total revenue	-	-	4	120.93



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Note 35 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Rupees in Lakhs)

Particulars	Note	As at 31 March 2022	As at 31 March 2021
<b>Financial Assets</b>			
<b>Non Current</b>			
Other Financial Assets	2	1,497.88	33.76
<b>Current</b>			
Trade Receivables	6	963.99	532.21
Cash & Cash Equivalents	7	21.32	10.08
Other Bank Balances	8	34.30	24.00
Other Financial Assets	9	301.91	2,035.65
<b>Total Financial Assets</b>		<b>2,819.40</b>	<b>2,635.70</b>
<b>Financial Liabilities</b>			
<b>At Amortised Cost</b>			
<b>Non-current liabilities</b>			
Other Financial Liabilities	12	0.25	0.25
<b>Current Liabilities</b>			
Trade Payables	14	4,063.82	4,336.01
Other Financial Liabilities	15	1,852.33	2,058.96
<b>Total Financial Liabilities</b>		<b>5,916.40</b>	<b>6,395.22</b>

(ii) Fair value of financial assets and liabilities measured at amortised cost

(Rupees in Lakhs)

Particulars	As at 31 March 2022		As at 31 March 2021	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<b>Financial Assets</b>				
<b>Non Current</b>				
Other Financial Assets	1,497.88	1,497.88	33.76	33.76
<b>Current</b>				
Trade Receivables	963.99	963.99	532.21	532.21
Cash & Cash Equivalents	21.32	21.32	10.08	10.08
Other Bank Balances	34.30	34.30	24.00	24.00
Other Financial Assets	301.91	301.91	2,035.65	2,035.65
<b>Total Financial Assets</b>	<b>2,819.40</b>	<b>2,819.40</b>	<b>2,635.70</b>	<b>2,635.70</b>
<b>Financial Liabilities</b>				
<b>Non-current liabilities</b>				
Other Financial Liabilities	0.25	0.25	0.25	0.25
<b>Current Liabilities</b>				
Trade Payables	4,063.82	4,063.82	4,336.01	4,336.01
Other Financial Liabilities	1,852.33	1,852.33	2,058.96	2,058.96
<b>Total Financial Liabilities</b>	<b>5,916.40</b>	<b>5,916.40</b>	<b>6,395.22</b>	<b>6,395.22</b>

For short term financial assets and liabilities carried at amortized cost, the carrying value is reasonable approximation of fair value.



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**Note 36 : RISK MANAGEMENT**

The Company's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

**Credit risk**

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

**Credit risk management**

**Credit risk rating**

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate credit risk

C: High credit risk

The Company provides for expected credit loss based on the following:

Credit risk	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances and investment	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

Credit rating	Particulars	(Rupees in Lakhs)	
		As at 31 March 2022	As at 31 March 2021
A: Low credit risk	Cash and cash equivalents and other bank balances	55.62	34.08
B: Moderate credit risk	Trade receivables and other financial assets	2,763.78	2,601.62

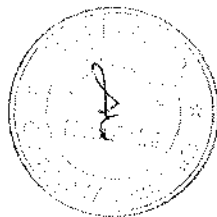
**Concentration of trade receivables**

Trade receivables consist of a large number of customers spread across various states in India with no significant concentration of credit risk. The Company do not envisage any financial difficulties resulting in higher credit risk higher than usual credit term due to COVID 19 outbreak.

**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.

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.





**Maturities of financial liabilities**

The tables below analyse the financial liabilities into relevant maturity pattern based on their contractual maturities.

(Rupees in Lakhs)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	more than 6 Years	Total	Carrying Amount
<b>As at 31 March 2022</b>						
Trade Payables	4,063.82	-	-	-	4,063.82	4,063.82
Other Financial Liabilities	1,852.33	-	-	0.25	1,852.58	1,852.58
<b>Total</b>	<b>5,916.15</b>	<b>-</b>	<b>-</b>	<b>0.25</b>	<b>5,916.40</b>	<b>5,916.40</b>
<b>As at 31 March 2021</b>						
Trade Payables	4,336.01	-	-	-	4,336.01	4,336.01
Other Financial Liabilities	2,058.96	-	-	0.25	2,059.21	2,059.21
<b>Total</b>	<b>6,394.97</b>	<b>-</b>	<b>-</b>	<b>0.25</b>	<b>6,395.21</b>	<b>6,395.21</b>

**Market risk**

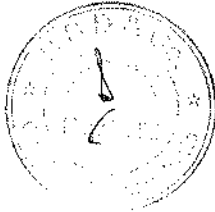
**Interest Rate risk**

The Company's policy is to minimise Interest rate cash flow risk exposures on long-term financing. At 31 March the Company is exposed to changes in market interest rates through bank borrowings at variable interest rates. Other borrowings are at fixed interest rates.

**Note 37 : CAPITAL MANAGEMENT POLICIES**

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.



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Note 38 : Related parties disclosures

A. Related parties are classified as :

(a)	<b>Ultimate Holding company</b>
1	Guild Builders Private Limited
(b)	<b>Holding company of Holding Company</b>
1	Omaxe Limited
(c)	<b>Holding company</b>
1	Navratan Techbuild Private Limited
(d)	<b>Fellow Subsidiary companies of holding company</b>
1	Green Planet Colonisers Private Limited
2	PP Devcon Private Limited

(B) TRANSACTION DURING THE YEAR WITH RELATED PARTIES :

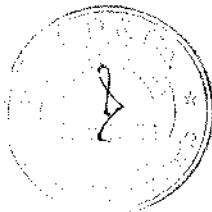
(Rupees in Lakhs)

S.No.	Nature of Transactions	Year ended	Holding of Holding Company/ Fellow Subsidiaries/fellow Subsidiaries of Holding Company	Total
<b>Balances</b>				
1	Loans & advances recoverable	31-Mar-22	305.78	305.78
		31-Mar-21	2,040.95	2,040.95
2	Advances/balance outstanding	31-Mar-22	638.27	638.27
		31-Mar-21	638.27	638.27
4	Bank guarantees	31-Mar-22	206.00	206.00
		31-Mar-21	315.26	315.26
5	Corporate Guarantees (Amount outstanding in respect of Corporate Guarantee given on account of loan availed by holding company of holding company )	31-Mar-22	6,815.33	6,815.33
		31-Mar-21	12,146.46	12,146.46

(C) DISCLOSURE IN RESPECT OF MAJOR RELATED PARTY TRANSACTIONS DURING THE YEAR :

(Rupees in Lakhs)

<b>BALANCES</b>				
Particular	Relationship	As at 31st March, 2022	As at 31st March, 2021	
<b>1 Loans &amp; advances recoverable</b>				
Omaxe Limited	Holding of Holding Company	300.43	2,035.60	
PP Devcon Private Limited	Fellow Subsidiaries of holding company	5.35	5.35	
<b>2 Advances/balance outstanding</b>				
Green Planet Colonisers Private Limited	Fellow Subsidiaries of holding company	638.27	638.27	
<b>3 Bank guarantees</b>				
Omaxe Limited	Holding of Holding Company	206.00	315.26	
<b>4 Corporate Guarantees (Amount outstanding in respect of Corporate Guarantee given on account of loan availed by holding company of holding company )</b>				
Omaxe Limited	Holding of Holding Company	6,815.33	12,146.46	



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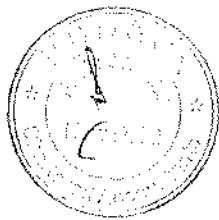
Note: 39 Additional Regulatory information/disclosure (to the extent applicable to the Company)

Note: 39.1 Ratios analysis

S.No	Particulars	Numerator	Denominator	31 March 2022	31 March 2021	Change in Ratio in current year as compared to preceding year	Reasons for changes in ratio by more than 25% as compare to preceding year
1	Current Ratio (in times)	Total current assets	Total current liabilities	0.58	0.85	-31.82%	Due to decrease in current Assets
2	Debt Equity Ratio (in times)##	Debt consists of borrowings and lease liabilities	Total equity	N/A	N/A	N/A	N/A
3	Debt Service Coverage Ratio (in times)	Funding for Debt Service = Net Profit after taxes + Non-cash operating expenses + Interest + Other non-cash adjustments	Debt service + Interest and lease payments + Principal repayments	(14.36)	(13.79)	4.09%	N/A
4	Return On Equity Ratio (in % of)	Profit for the year less Preference dividend (if any)	Average total equity	N/A	N/A	N/A	N/A
5	Inventory Turnover Ratio (in times)	Cost of sale	Average Inventory	0.17	0.17	173.02%	Due to increase in Change in inventory of Project in progress
6	Trade Receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	1.19	0.22	-434.14%	Due to Increase in revenue from operation
7	Trade payables turnover ratio (in times)	Cost of End Building material and construction cost	Average trade payable	0.11	0.12	-8.70%	N/A
8	Net Capital turnover ratio (in times) ##	Revenue from operations	Average working capital (i.e. Total current assets less Total current liabilities)	(0.31)	(0.16)	91.37%	Due to Increase in revenue from operation
9	Net Profit ratio	Profit for the year	Revenue from operation	-31.31%	-151.90%	123.59%	Due to Increase in revenue from operation
10	Return on Capital Employed	Profit before tax and finance costs	Capital employed = Net worth + Lease liabilities + Deferred tax liabilities	N/A	N/A	N/A	N/A
11	Return on Investment	Income generated from invested funds	Average invested funds in treasury investments	-	-	-	-

# Not applicable due to negative net worth.

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**Note 40:** The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The management of the Company have made its own assessment of impact of the outbreak of COVID-19 on business operations of the Company and have concluded that no adjustments are required to be made in the financial statement as it does not impact current financial year. However, the situation with COVID-19 is still evolving. Also the various preventive measures taken by Government of India are still in force leading to highly uncertain economic environment. Due to these circumstances, the management's assessment of the impact on the subsequent period is dependent upon the circumstances as they evolve. The Company continues to monitor the impact of COVID-19 on its business including its impact on customer, associates, contractors, vendors etc.

**Note 41: STANDARDS ISSUED BUT NOT YET EFFECTIVE**

The Ministry of Corporate Affairs (MCA) notifies new Indian Accounting Standards or amendments to the existing standards under companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the companies (Indian Accounting Standards) Amendment Rules, 2022 as below.

**IND AS 16-Property Plant and equipment-** The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any shall not be recognized in the profit and loss but deducted from the directly attributable costs considered as part of cost of an item of property plant and equipment. The effective date for adoption of this amendment is annual period beginning on or after April 1, 2022. The company has evaluated the amendment and there is no impact on its standalone financial statements.

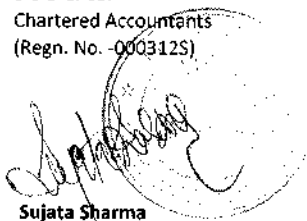
**IND AS 37-Provisions, Contingent Liabilities and Contingent Assets-** The amendment specifies that cost fulfilling a 'contract comprises costs that relate directly to the contractor'. Cost that relate directly to a contract can either be incremental costs of fulfilling the contract (example would be direct materials, labour) or an allocation of other costs that relate directly to fulfilling contracts (example would be allocation of depreciation charge for an item of property plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022 although early adoption is permitted. The company has evaluated the amendment and there is no impact on company standalone financials.

The Ministry of Corporate Affairs (MCA) notifies new Indian Accounting Standard or amendment there to. There is no such notification which would have been made applicable from 01.04.2022.

**Note 42:** The Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures

The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached  
For and on behalf of  
**B S D & Co.**  
Chartered Accountants  
(Regn. No. -000312S)



**Sujata Sharma**  
Partner  
M.No. 087919



**Kamal Kishore Gupta**  
(Director)  
DIN:02180278



**Shalini Barathi**  
(Director)  
DIN: 06965510

Place: New Delhi  
Date: 24th May, 2022