

# **B S D & Co.**

Chartered Accountants

Branch Office Delhi : 810, 8th floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001(Delhi)  
Tel. : 011-43029888, E-mail : delhi@bsdgroup.in • Website : www.bsdgroup.in

## **INDEPENDENT AUDITORS' REPORT**

**To The Members of Omaxe Pancham Realcon Private Limited**

**Report on the Consolidated Financial Statements**

### **Opinion**

We have audited the accompanying consolidated financial statements of **Omaxe Pancham Realcon Private Limited** ("the Holding Company") and its subsidiaries (collectively referred to as "the Group") comprising of the Consolidated Balance Sheet as at 31<sup>st</sup> March 2022, the Consolidated Statement of Profit and Loss(including Other Comprehensive Income/Loss), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow for the year then ended, and Notes to Consolidated Financial Statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with 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 consolidated state of affairs of the Group as at 31st March 2022, of its consolidated profit and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

### **Basis for Opinion**

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group 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 consolidated financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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 consolidated financial statements.

### **Key Audit Matters**

Key audit matters ("KAM") are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated 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 Group applies Ind AS 115 “Revenue from contracts with customers” for recognition of revenue from real estate projects, which is being recognized at a point in time upon the Group satisfying its performance obligations and the customer obtaining control of the underlying asset. 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. 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 20 to the Consolidated 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> <p>i) Reading, analyzing and identifying the distinct performance obligations in real estate projects.</p> <p>ii) Comparing distinct performance obligations with that identified and recorded.</p> <p>iii) Reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognize revenue.</p> <p>iv) Performing, analytical procedures to verify reasonableness of revenue accounted by the Group.</p>
2	<p><b><u>Pending Income Tax cases</u></b></p> <p>The Group has various pending income tax cases involving tax demands which involves significant judgment to determine possible outcome of these cases.</p> <p>Refer Note 30 to the Consolidated Financial Statements</p>	<p>We obtained details of all pending income tax matters involving tax demands on the Group and discussed with the Group’s in house tax team regarding sustainability of Group’s claim before various income tax/ appellate authorities on matters under litigation. The in-house tax team of the Group 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 30 to the Consolidated 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 Group's inventories comprise mainly of construction materials, land 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 Group and/or identified by the Group 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 Group 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>

#### Other information

The Holding Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the 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 consolidated financial statements and our auditor's report thereon.



Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated 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 Consolidated Financial Statements**

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

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

The respective Board of Directors of the entities included in the Group are responsible for overseeing the financial reporting process of the Group.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial statements**

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 Holding Company and subsidiary company which is incorporated in India 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 ability of the Group 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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditor. We remain solely responsible for our audit opinion.

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

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are independent auditors 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.

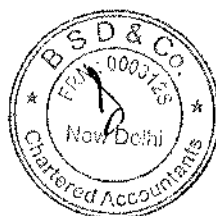
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated 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 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 of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law relating to the preparation of the aforesaid consolidated financial statements have been kept by the Company so far as it appears from our examination of those books.
- c. The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income/loss), the consolidated statement of changes in equity and the consolidated statement of cash flow dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated 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 of the Holding company and its subsidiary as on 31<sup>st</sup> March, 2022 and taken on record by the Board of Directors of respective company, none of the directors of the holding company and its subsidiary which is company incorporated in India 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 with reference to the financial statements of the Holding Company and its subsidiary which is company incorporated in India and the operating effectiveness of such controls, refer to our separate report in "Annexure-I".



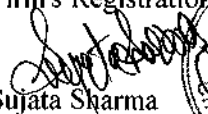
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act:  
In our opinion and to the best of our information and according to the explanations given to us, no managerial remuneration was paid by the Holding company and its subsidiary which is company incorporated in India to its directors during the current 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, in our opinion and to the best of our information and according to the explanations given to us:
- i. The consolidated financial statements disclose the impact of pending litigations as at 31<sup>st</sup> March 2022 on the consolidated financial position of the Group.
  - ii. There are no material foreseeable losses on long term contracts including derivative contracts requiring provision.
  - iii. There were no amounts which were required to be transferred, to the Investor Education and Protection Fund by the Group.
  - iv. (a) The respective Managements of the Holding Company and its subsidiaries whose financial statements have been audited under the Act have represented to us 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 Holding Company or any of such subsidiaries 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 Holding Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;  
  
(b) The respective Managements of the Holding Company and its subsidiaries whose financial statements have been audited under the Act have represented to us that, to the best of its knowledge and belief, no funds have been received by the Holding Company or any of such subsidiaries from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries 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 performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
2. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the companies included in the consolidated financial statements of the Company, to which reporting under



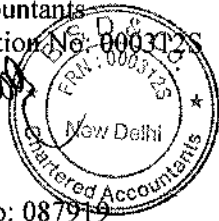
CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports.

For **BSD & Co**  
Chartered Accountants

Firm's Registration No: 000312S

  
Sujata Sharma  
Partner

Membership No: 087919



**UDIN: 22087919ANJPBH1206**

Place: New Delhi

Date: 25<sup>th</sup> May 2022



**Annexure I- Referred to in paragraph 1(f) under the heading "Report on Other Legal and Regulatory Requirements" section of our report 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")**

In conjunction with our audit of the consolidated financial statements of Omaxe Pancham Realcon Private Limited ("the Holding Company") as of and for the year ended 31<sup>st</sup> March 2022, we have audited the internal financial controls over financial reporting of the Holding Company and its subsidiary company which is company incorporate in India as of that date.

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

The respective Board of Directors of the Holding company and its subsidiary company which is company incorporate in India are responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

**Auditor's 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") issued by the ICAI 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. 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 judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls systems over financial reporting of the company and its subsidiary company which is a company incorporate in India.



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

A company's internal financial controls 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 controls over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of Management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

## **Inherent 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 Group has, in all material respects, an adequate internal financial controls system over financial reporting but requires more strengthening 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 Group consisting the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For **BSD & Co**

Chartered Accountants

Firm's Registration No: 000312S

Sujata Sharma

Partner

Membership No: 087919



**UDIN: 22087919ANJPBH1206**

Place: New Delhi

Date: 25<sup>th</sup> May 2022

**Annexure-II to the Independent Auditors' Report – 31<sup>st</sup> March 2022 on the Consolidated Financial Statements**

S.No.	Name of Company	Type
1	Aviral Colonizers Private Limited	Subsidiary
2	Satkar Colonisers Private Limited	Subsidiary
3	Utkrisht Real Estate & Associates Private Limited	Subsidiary



**Omaxe Pancham Realcon Private Limited**  
(Formerly Known as Pancham Realcon Private Limited)  
Regd. Office: 10, Local Shopping Centre, Kalkaji New Delhi-110019  
CIN: U45400DL2008PTC179473  
**CONSOLIDATED BALANCE SHEET AS AT 31 March 2022**

(Rupees in Lakhs)

Particulars	Note No.	As at 31 March 2022	As at 31 March 2022
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
a) Property, Plant and Equipment	1	81.84	103.74
b) Right of use assets	2	-	7.27
c) Goodwill	2A	0.12	0.12
<b>Financial Assets</b>			
i) Other Financial Assets	3	264.08	265.09
e) Deferred Tax Assets (net)	4	20.59	65.18
f) Non-Current Tax Assets (net)		63.96	63.64
g) Other Non-Current Assets	5	0.79	0.04
		<u>431.38</u>	<u>805.08</u>
<b>Current Assets</b>			
a) Inventories	6	96,584.76	94,457.10
<b>Financial Assets</b>			
i) Trade Receivables	7	2,494.85	1,883.85
ii) Cash and Cash Equivalents	8	598.55	500.28
iii) Other Financial Assets	9	52.56	56.70
c) Other Current Assets	10	1,580.13	1,321.98
		<u>1,01,310.85</u>	<u>98,219.91</u>
<b>TOTAL ASSETS</b>		<u>1,01,742.23</u>	<u>98,724.99</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
a) Equity Share Capital	11	5.00	5.00
b) Other Equity		402.69	67.13
		<u>407.69</u>	<u>72.13</u>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
<b>Financial Liabilities</b>			
i) Borrowings	12	3,780.66	7,533.11
ii) Other Financial Liabilities	13	22.25	21.98
b) Provisions	14	29.84	28.46
		<u>3,832.75</u>	<u>7,583.55</u>
<b>Current liabilities</b>			
<b>Financial Liabilities</b>			
i) Borrowings	15	39,244.98	39,611.51
ii) Lease Liabilities		-	8.90
iii) Trade Payables	16		
Total outstanding dues of micro enterprises and small enterprises		6.70	42.27
Total outstanding dues of creditors other than micro enterprises and small enterprises		1,994.87	2,088.62
iv) Other Financial Liabilities	17	173.97	20,868.36
b) Other Current Liabilities	18	56,004.62	28,449.14
c) Provisions	19	0.57	0.51
d) Current Tax Liabilities(net)		76.08	-
		<u>97,501.79</u>	<u>91,069.31</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,01,742.23</u>	<u>98,724.99</u>

Significant accounting policies A  
Notes on financial statements 1 - 47  
Difference  
Difference

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

As per our audit report of even date attached

For and on behalf of

**B S D & Co.**

(Regn. No. -0003125)

Chartered Accountants

New Delhi

Sujata Sharma

Partner

M.No. 087919

Place: New Delhi

Date: 25th May, 2022

For and on behalf of board of directors

Manoj Tiwari

Director

DIN: 08854171

Rishabh Aggarwal

Director

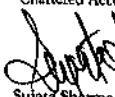
DIN: 09233199

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

Particulars	Note No.	(Rupees in Lakhs)	
		Year Ended 31 March 2022	Year Ended 31 March 2021
<b>REVENUE</b>			
Revenue from Operations			
Other Income	20	1,695.88	4,000.22
<b>TOTAL INCOME</b>	21	<u>1,820.70</u>	<u>4,011.06</u>
<b>EXPENSES</b>			
Cost of Material Consumed, Construction & Other Related Project Cost			
Changes in Inventories of Projects in Progress	22	3,402.99	2,616.69
Employee Benefits Expense	23	(2,153.55)	1,223.51
Finance Costs	24	9.18	7.28
Depreciation and Amortization Expense	25	7.37	19.06
Other Expenses	26	16.39	31.98
<b>TOTAL EXPENSES</b>	27	<u>86.05</u>	<u>88.94</u>
		<u>1,368.43</u>	<u>3,987.46</u>
<b>Profit/(Loss) Before Tax</b>			
Tax Expense	28	452.27	23.60
		119.74	8.43
<b>Profit/(Loss) For The Period/Year (A)</b>		<u>332.53</u>	<u>15.17</u>
<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		4.05	1.49
Tax On Remeasurements of The Net Defined Benefit Plans - Actuarial Gain or Loss		(1.02)	(0.38)
<b>Total Other Comprehensive Income/(Loss)(B)</b>		<u>3.03</u>	<u>1.11</u>
<b>Total Comprehensive Income for the Period/year (comprising of profit/(loss) for the Period/year and other comprehensive income/(Loss))(A+B)</b>		<u>335.56</u>	<u>16.28</u>
<b>Net Profit/(Loss) attributable to :</b>			
a) Owners of the Company		332.53	15.17
b) Non Controlling Interest		-	-
<b>Other Comprehensive Income attributable to :</b>			
a) Owners of the Company		3.03	1.11
b) Non Controlling Interest		-	-
<b>Total Comprehensive Income attributable to :</b>			
a) Owners of the Company		335.56	16.28
b) Non Controlling Interest		-	-
<b>Earning Per Equity Share-Basic &amp; Diluted (In Rupees)</b> (Nominal value of Equity Share Rs. 10/- (P.Y. Rs. 10/-))	29	665.06	30.34
Significant accounting policies	A		
Notes on financial statements	1 - 47		

The notes referred to above form an integral part of Consolidated financial statements.  
As per our audit report of even date attached

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

  
Sujata Sharma  
Partner  
M.No. 087919



For and on behalf of board of directors

  
Manoj Tiwari  
Director  
DIN: 08854171

  
Nitesh Aggarwal  
Director  
DIN: 09233199

Place: New Delhi  
Date: 25th May, 2022

**Omaxe Pancham Realcon Private Limited**  
(Formerly Known as Pancham Realcon Private Limited)  
Regd. Office: 10, Local Shopping Centre, Kalkaji New Delhi-110019  
CIN: U45400DL2008PTC179473

**Consolidated Statement of Changes in Equity for the Year Ended March 31, 2022**

**A. Equity Share Capital**

Particulars	Numbers	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>
Balance as at 1 April 2021	50,000	5.00
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 the period	-	-
<b>Balance as at 31 March 2022</b>	<b>50,000</b>	<b>5.00</b>

**B. Other Equity**

(Rupees in Lakhs)

Description	Attributable to the owners of Omaxe Pancham Realcon Private Limited		
	Retained Earnings	Other comprehensive Income	Total Other Equity
Balance as at 1 April 2020	55.16	(4.31)	50.85
Profit/(loss) for the year	15.17	-	15.17
Other Comprehensive Income	-	1.11	1.11
<b>Balance as at 31 March 2021</b>	<b>70.33</b>	<b>(3.20)</b>	<b>67.13</b>
Balance as at 1 April 2021	70.33	(3.20)	67.13
Profit/(loss) for the year	332.53	-	332.53
Other Comprehensive Income	-	3.03	3.03
<b>Balance as at 31 March 2022</b>	<b>402.86</b>	<b>(0.17)</b>	<b>402.69</b>

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

As per our audit report of even date attached

For and on behalf of

For and on behalf of board of directors

**B S D & Co.**

(Regn. No. -0003128)

Chartered Accountants

Sujata Shatma

Partner

M.No. 087919

Manoj Tiwari

Director

DIN: 08854171

Ritesh Aggarwal

Director

DIN: 09233199

Place: New Delhi

Date: 25th May, 2022

**Omaxe Pancham Realcon Private Limited**  
 (Formerly Known as Pancham Realcon Private Limited)  
 Regd. Office: 10, Local Shopping Centre, Kalkaji New Delhi-110019  
 CIN: U45400DL2008PTC179473

**Statement of Consolidated Cash Flow for the year ended March 31, 2022**

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>A. Cash flow from operating activities</b>		
Profit/(loss) for the year before tax	452.27	23.60
Adjustments for :		
Depreciation and amortization expense	36.19	50.37
Interest income	(110.81)	(9.49)
Interest on Lease Liabilities	0.30	3.56
Interest and finance charges	1,223.28	1,388.14
Loss/(Profit) on sale of fixed Assets	(12.07)	-
Bad Debts & advances written off	0.51	0.01
Liabilities no longer required written back	(1.14)	(1.03)
<b>Operating profit/(loss) before working capital changes</b>	<b>1,588.53</b>	<b>1,455.16</b>
Adjustments for working capital		
Inventories	(2,127.66)	1,147.96
Trade Receivables	(611.00)	(678.65)
Loans	-	(2.05)
Other Financial assets	5.41	(1.59)
Other Non-Financial Assets	(259.41)	(195.79)
Trade payable and Other Financial and Non Financial liabilities	6,832.89	3,235.16
	<b>3,840.23</b>	<b>3,505.04</b>
<b>Net cash flow from/(used in) operating activities</b>	<b>5,428.75</b>	<b>4,960.20</b>
Direct tax paid/(refund)	0.41	41.84
<b>Net cash generated from/(used in) Operating activities (A)</b>	<b>5,428.35</b>	<b>4,918.36</b>
<b>B. Cash flow from investing activities</b>		
Purchase of fixed assets	(21.50)	(23.68)
Sale of fixed assets	26.55	-
Movement in Bank Deposits	(0.26)	(0.24)
Interest received	106.47	0.24
<b>Net cash generated from / (used in) investing activities (B)</b>	<b>111.26</b>	<b>(23.68)</b>
<b>C. Cash flow from financing activities</b>		
Proceed from Borrowings(net)	(4,209.52)	(3,862.06)
Repayment of Lease Liability including interest	(9.20)	(27.60)
Interest and finance charges paid	(1,222.62)	(739.42)
<b>Net cash (used in)/generated from Financing activities (C)</b>	<b>(5,441.34)</b>	<b>(4,629.08)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>98.27</b>	<b>265.60</b>
<b>Opening balance of cash and cash equivalents</b>	<b>500.28</b>	<b>234.68</b>
<b>Closing balance of cash and cash equivalents</b>	<b>598.56</b>	<b>500.28</b>



(Rupees in Lakhs)		
FOR THE YEAR ENDED	Year Ended	Year Ended
	31-Mar-22	31-Mar-21
<b>COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT</b>		
Cash on hand	7.58	7.82
Balance with banks	557.33	459.32
Cheques on hand	35.67	33.34
Cash and cash equivalents at the end of the year (refer note 08)	599.58	500.48

**DISCLOSURE AS REQUIRED BY IND AS 7**

(Rupees in Lakhs)				
Reconciliation of liabilities arising from financing activities				
31-Mar-22	Opening Balance	Cash flows	Non cash and other changes	Closing balance
Long term secured borrowings	8,842.20	(1,539.66)	90.54	7,393.08
Short term unsecured borrowings	38,302.42	(2,669.86)	-	35,632.56
<b>Total liabilities from financial activities</b>	<b>47,144.62</b>	<b>(4,209.52)</b>	<b>90.54</b>	<b>43,025.64</b>

(Rupees in Lakhs)				
31-Mar-21	Opening Balance	Cash flows	Non cash and other changes	Closing balance
Long term secured borrowings	8,486.86	(379.00)	734.34	8,842.20
Short term unsecured borrowings	41,785.48	(3,483.06)	-	38,302.42
<b>Total liabilities from financial activities</b>	<b>50,272.34</b>	<b>(3,862.06)</b>	<b>734.34</b>	<b>47,144.62</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.

(Regn. No. -0003125)


Chartered Accountants

Sujata Sharma

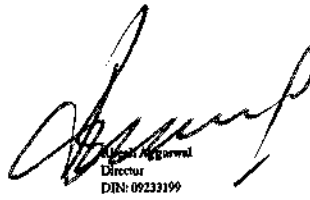
Partner

M.No. 087919

For and on behalf of board of directors



Manoj Tiwari  
Director  
DIN: 08854171



Anand Aggarwal  
Director  
DIN: 09233199

Place: New Delhi

Date: 25th May, 2022





**A Significant Accounting Policies :**

**1 Corporate Information**

Omaxe Pancham Realcon Private Limited (Formerly Known as Pancham Realcon Private Limited) ("The Company") and its subsidiaries (collectively referred to as "Group") are mainly into the business of developing real estate properties for residential, commercial and retail purposes. The registered office of the Company is at 10, Local Shopping Centre, Kalkaji New Delhi-110019.

**2 Significant Accounting Policies :**

**(i) Basis of Preparation**

The financial statements of the Group 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 25th May 2022.

**(ii) Basis of consolidation**

The consolidated financial statements relate to Pancham Realcon Private Limited ('the Company') and its subsidiary companies. The consolidated financial statements have been prepared on the following basis:

- (a) The financial statements of the Company and its subsidiaries are combined on a line by line basis by adding together like items of assets, liabilities, equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.
- (b) Profits or losses resulting from intra-group transactions that are recognised in assets, such as inventory and property, plant & equipment, are eliminated in full.
- (c) Where the cost of the investment is higher/lower than the share of equity in the subsidiary at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the consolidated statement of profit and loss.
- (d) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.
- (e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.
- (f) Non Controlling Interest's share of profit / loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.
- (g) Non Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

**(iii) 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.

**(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.

**(iv) 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.

**(v) 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 Group. 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.

**(vi) 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.

**(vii) Goodwill on Consolidation**

Goodwill represents the cost of acquired business as established at the date of acquisition of the business in excess of the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities less accumulated impairment losses, if any. Goodwill is tested for impairment annually or when events or circumstances indicate that the implied fair value of goodwill is less than its carrying amount.

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

The Group assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Group 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.



Two handwritten signatures in black ink, one appearing to be 'M.' and the other a more complex signature.

(ix) **Financial Instruments**

(a) **Financial assets**

**Initial recognition and measurement**

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

**Subsequent measurement**

(i) 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 Group's business model.

**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 Group 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.

(c) **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.

(d) **Impairment of financial assets**

The Group 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 39 details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables only, the Group 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.

(e) **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.

(x) **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 or net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.

(b) **Projects in progress**

Projects in progress are valued at lower of cost or net realisable value. Cost includes cost of land, development rights, materials, construction, services, borrowing costs and other overheads relating to projects.

(xi) **Foreign currency translation**

(a) **Functional and presentation currency**

The financial statements are presented in currency INR, which is also the functional currency of the Group.

(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.



(xii) **Retirement benefits**

- i. Contributions payable by the Group 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 Group 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.

(xiii) **Provisions, contingent assets and contingent liabilities**

A provision is recognized when:

- \* the Group 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.

(xiv) **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.

(xv) **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 charter 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.

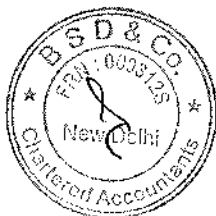
The company has elected not to apply the requirements of INDAS 116 to short term leases of all assets that have a lease term of 12 months or less unless renewable on long term basis and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised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

(xvi) **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.



Handwritten signatures of two individuals.

(xvii) **Cash and Cash Equivalents**

Cash and Cash equivalents 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.

(xviii) **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.

**Estimation of uncertainty related to Global Health Pandemic from COVID-19**

The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets & liabilities. In Considering the assessment, the company has considered internal information and is highly dependent on estimates and circumstances as they evolve.

**(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 Group'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 basis the management judgment, changes in facts and legal aspects, the Group 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) Impairment of Goodwill**

Goodwill is tested for impairment on annual basis and whenever there is an indication that the recoverable amount of a cash generating unit (CGU) is less than the carrying amount, the impairment loss is accounted. For impairment loss, goodwill is allocated to CGU which benefit from the synergies of the acquisition and which represent the lowest level at which goodwill is monitored for internal management purpose. The recoverable amount of CGU is determined based on higher of value in use and fair value less cost to sell and value in use is present value of future cash flows expected to be derived from CGU.

**(h) 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.



A handwritten signature in black ink, appearing to be 'M' followed by a flourish.

A handwritten signature in black ink, appearing to be 'S' followed by a flourish.

Note 1: PROPERTY, PLANT AND EQUIPMENT

(Rupees in Lakhs)

Particulars	Plant and Machinery	Office Equipments	Furniture and Fixtures	Vehicles	Computer and Printers	Total
Gross carrying amount						
Balance as at 1 April 2020	102.79	15.62	86.62	9.81	2.64	217.48
Additions	19.98	2.75	0.31	-	0.63	23.67
Disposals	-	-	-	-	-	-
Balance as at 31 March 2021	122.77	18.37	86.93	9.81	3.27	241.15
Balance as at 1 April 2021	122.77	18.37	86.93	9.81	3.27	241.15
Additions	5.28	2.42	1.09	-	12.71	21.50
Disposals	(25.99)	-	-	(7.36)	-	(33.35)
Balance as at 31 March 2022	102.06	20.79	88.02	2.45	15.98	229.30
Accumulated depreciation						
Balance as at 1 April 2020	23.66	12.33	64.63	5.92	2.30	108.84
Depreciation charge during the year	18.39	2.33	6.51	1.13	0.21	28.57
Disposals	-	-	-	-	-	-
Balance as at 31 March 2021	42.05	14.66	71.14	7.05	2.51	137.41
Balance as at 1 April 2021	42.05	14.66	71.14	7.05	2.51	137.41
Depreciation charge during the period	19.80	1.87	4.80	0.53	1.92	28.92
Disposals	(12.46)	-	-	(6.41)	-	(18.87)
Balance as at 31 March 2022	49.39	16.53	75.94	1.17	4.43	147.46
Net carrying amount as at 31 March 2022	52.67	4.26	12.08	1.28	11.55	81.84
Net carrying amount as at 31 March 2021	80.72	3.71	15.79	2.76	0.76	103.74

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 22)	19.80	18.39
- Statement of profit & loss (refer note 26)	9.12	10.18
Total	28.92	28.57

Note 2: RIGHT OF USE ASSETS

(Rupees in Lakhs)

	Year Ended 31 March 2022	Year Ended 31 March 2021
Gross Carrying value as at beginning of year	7.27	29.07
Add: Right of use assets added during the year	-	-
Less: i) Depreciation on right of use assets (refer note 26)	(7.27)	(21.80)
ii) Impairment losses	-	-
Net Carrying value	-	7.27



*Handwritten signatures and initials.*

**Note 2A : GOODWILL ON CONSOLIDATION**

Goodwill consist of the followings

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Balance at the beginning of the year	0.12	0.12
Additional amount recognised from acquisition/(deletion) during the year (net)	-	-
<b>Total</b>	<b>0.12</b>	<b>0.12</b>

The group tests goodwill annually for impairment. Goodwill of Rs. 0.12 Lakhs (PY Rs. 0.12 Lakhs) have been allocated to the respective business/projects from where goodwill is generated. The estimated value in use is based on future cash flows and annual growth rate. Based on reasonable assumption, the group did not identify any probable scenario in which the recoverable amount of cash generating unit would decrease below its carrying value, hence no impairment is required in the carrying value of goodwill.

**Note 3 : NON CURRENT OTHER FINANCIAL ASSETS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>(Unsecured considered good unless otherwise stated)</b>		
<b>Security deposit</b>		
Considered Good	6.62	7.11
Bank deposits with maturity of more than 12 months held as margin money	3.55	3.30
<b>Other Advances</b>		
<b>(Unsecured considered good unless otherwise stated)</b>		
Advance recoverable in cash	253.91	254.68
<b>Total</b>	<b>264.08</b>	<b>265.09</b>

**Note - 4 : 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	65.18	73.99
Charge/(credit) to statement of profit and loss (refer note 28)	(43.57)	(8.43)
Credit/ (Charge) to other comprehensive Income	(1.02)	(0.38)
<b>At the end of the year</b>	<b>20.59</b>	<b>65.18</b>

**Component of deferred tax assets :**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>Deferred Tax Assets</b>		
Unaborsed business Losses	-	42.03
Difference between book and tax base of fixed assets	13.56	14.65
Expenses Allowed on payment basis	7.72	8.78
<b>Deferred Tax Liabilities</b>		
Impact of INDAS116	(0.69)	(0.28)
<b>Total</b>	<b>20.59</b>	<b>65.18</b>



*[Handwritten signatures]*

**Note 5 : OTHER NON CURRENT ASSETS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Loan and advance to		
- Other	0.77	0.00
Prepaid Expenses	0.02	0.04
<b>Total</b>	<b>0.79</b>	<b>0.04</b>

**Note 6 : INVENTORIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Building Material and consumables	198.09	223.98
Land	1,083.51	1,083.51
Project In Progress	95,303.16	93,149.61
<b>Total</b>	<b>96,584.76</b>	<b>94,457.10</b>

**Note 7 : TRADE RECEIVABLES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
(Unsecured considered good unless otherwise stated)		
Considered Good	2,494.85	1,883.85
<b>Total</b>	<b>2,494.85</b>	<b>1,883.85</b>

The concentration of credit risk is limited due to large and unrelated customer base.





**Note 8 : CASH AND CASH EQUIVALENTS**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Balances With Banks:-		
In Current Accounts	557.33	459.12
Cheques, Drafts on Hand	33.67	33.34
Cash on Hand	7.55	7.82
<b>Total</b>	<b>598.55</b>	<b>500.28</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)		
Advance recoverable in cash		
-Others	47.42	51.77
Security deposit		
Considered Good	5.14	4.93
<b>Total</b>	<b>52.56</b>	<b>56.70</b>

**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)		
Advance against goods, services and others		
- Related Parties	90.05	90.05
- Others	1,464.48	1,189.01
- Others consider doubtful	-	4.30
Less: Provision for doubtful advances	-	(4.30)
	1,554.53	1,279.06
Balance With Government / Statutory Authorities	21.46	37.97
Prepaid Expenses	4.14	4.95
<b>Total</b>	<b>1,580.13</b>	<b>1,321.98</b>

**Note -10.1**

Particulars in respect of advances to related parties :	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Name of Company		
Mangla Villas Private Limited(Entities with significant control)	90.05	90.05
<b>Total</b>	<b>90.05</b>	<b>90.05</b>

**Note - 10.2**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Movement in Provision for Doubtful Advances		
Balance at the beginning of the year	4.30	4.30
Written off Out of Provisions	(4.30)	-
Balance at the end of the year	-	4.30



*[Handwritten signatures]*

Note 7.1 : Ageing of Trade Receivables as at March 31, 2022 is as follows:

(Rupees in Lakhs)

Particulars	Outstanding for the following periods from the 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	1,864.38	0.00	-	-	344.39	286.08	2,494.85
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	-	-	-	-	-	-	-
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>1,864.38</b>	<b>0.00</b>	<b>-</b>	<b>-</b>	<b>344.39</b>	<b>286.08</b>	<b>2,494.85</b>
Less: Allowance for doubtful trade receivables	-	-	-	-	-	-	-
<b>Total</b>	<b>1,864.38</b>	<b>0.00</b>	<b>-</b>	<b>-</b>	<b>344.39</b>	<b>286.08</b>	<b>2,494.85</b>

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

(Rupees in Lakhs)

Particular	Outstanding for the following periods from the 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	1,253.38	-	0.00	-	353.67	276.80	1,883.85
Undisputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
Disputed Trade Receivables-considered good	-	-	-	-	-	-	-
Disputed Trade Receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade Receivables-credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>1,253.38</b>	<b>-</b>	<b>0.00</b>	<b>-</b>	<b>353.67</b>	<b>276.80</b>	<b>1,883.85</b>
Less: Allowance for doubtful trade receivables	-	-	-	-	-	-	-
<b>Total</b>	<b>1,253.38</b>	<b>-</b>	<b>0.00</b>	<b>-</b>	<b>353.67</b>	<b>276.80</b>	<b>1,883.85</b>



*[Handwritten signature]*

Note 11 : EQUITY SHARE CAPITAL

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>Authorised</b>		
50,000 (50,000) Equity Shares of Rs.10 Each	5.00	5.00
	<u>5.00</u>	<u>5.00</u>
<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>	<u>5.00</u>	<u>5.00</u>

(figures in bracket represent those of the previous year)

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
Equity Shares of Rs. 10 each fully paid up				
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	<u>50,000</u>	<u>5.00</u>	<u>50,000</u>	<u>5.00</u>

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>				
<b>Holding Company</b>				
Omaxe Limited	25,500	2.55	25,500	2.55
<b>Fellow Subsidiary Companies</b>				
Shamba Developers Private Limited	13,000	1.30	13,000	1.30
Panchi Developers Private Limited	11,500	1.15	11,500	1.15

Note - 11.4

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

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
Omaxe Limited	25,500	51.00	25,500	51.00
Shamba Developers Private Limited	13,000	26.00	13,000	26.00
Panchi Developers Private Limited	11,500	23.00	11,500	23.00

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



*[Handwritten signature]*

*[Handwritten signature]*

Note - 11.6

Shareholding of promoters

Share held by promoter as at March 31, 2022

(Rupees in Lakhs)

Promoter Name	As at March 31, 2022		As at March 31, 2021		% Change during the year
	No. of Shares	% of Total Shares	No. of Shares	% of Total Shares	
Omaxe Limited	25,500	51.00	25,500	51.00	-
Shamba Developers Private Limited	13,000	26.00	13,000	26.00	-
Panchi Developers Private Limited	11,500	23.00	11,500	23.00	-
<b>Total</b>	<b>50,000</b>	<b>100.00</b>	<b>50,000</b>	<b>100.00</b>	

Share held by promoter as at March 31, 2021

(Rupees in Lakhs)

Promoter Name	As at March 31, 2021		As at March 31, 2020		% Change during the year
	No. of Shares	% of Total Shares	No. of Shares	% of Total Shares	
Omaxe Limited	25,500	51.00	25,500	51.00	-
Shamba Developers Private Limited	13,000	26.00	13,000	26.00	-
Panchi Developers Private Limited	11,500	23.00	11,500	23.00	-
<b>Total</b>	<b>50,000</b>	<b>100.00</b>	<b>50,000</b>	<b>100.00</b>	



Note 12 : BORROWINGS-NON CURRENT

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>Secured</b>		
<b>Term Loans</b>		
Banks	3,780.66	7,533.11
<b>Total</b>	<b>3,780.66</b>	<b>7,533.11</b>

Note - 12.1

Nature of security of long term borrowings are as under:

Particulars	(Rupees in Lakhs)			
	Amount Outstanding		Current Maturities	
	As at 31 March 2022	As at 31 March 2021	As at 31 March 2022	As at 31 March 2021
Secured				
Term loan from banks are secured by equitable mortgage of project properties of the company/subsidiaries/ other companies and charge on receivable, material at site and work in progress as applicable.	7,319.45	8,753.44	3,538.79	1,220.33

These loans are further secured by pledge of share held by promoter companies and personal guarantee of director(s) of the company and secured by corporate guarantee of Subsidiary/associates/promoters/other companies

Interest accrued and due on borrowing	73.63	88.76	73.63	88.76
<b>Total</b>	<b>7,393.08</b>	<b>8,842.20</b>	<b>3,612.42</b>	<b>1,309.09</b>

Note - 12.2

The year wise repayment schedule of long term borrowings :

Particulars	Outstanding as at 31.03.2022	Year wise repayment schedule		
		(Rupees in Lakhs)		
		within 1 year	1-2 year	2-3 years
<b>Secured</b>				
<b>Term loans</b>				
Bank loan	7,319.45	3,538.79	3,780.66	-
Interest accrued and due on borrowing	73.63	73.63	-	-
<b>Total Long Term Borrowings</b>	<b>7,393.08</b>	<b>3,612.42</b>	<b>3,780.66</b>	<b>-</b>



*[Handwritten signature]*

*[Handwritten signature]*

**Note 13 : NON CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Rebates Payable To Customers	22.25	21.98
<b>Total</b>	<b>22.25</b>	<b>21.98</b>

**Note 14 : PROVISIONS-NON CURRENT**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Leave Encashment	6.51	5.86
Gratuity	23.33	22.60
<b>Total</b>	<b>29.84</b>	<b>28.46</b>

**Note 15 : BORROWING-CURRENT**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
<b>Unsecured</b>		
- Intercorporate loans from holding company	35,632.56	38,302.42
Current Maturities of Long Term Borrowings (refer note no. 12.1)	3,612.42	1,309.09
<b>Total</b>	<b>39,244.98</b>	<b>39,611.51</b>

**Note 16 : 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	6.70	42.27
<b>Total (A)</b>	<b>6.70</b>	<b>42.27</b>
<b>Total outstanding dues of creditor other than micro enterprises and small enterprises</b>		
<b>Other Trade Payables</b>		
-Fellow Subsidiary Companies	3.33	0.72
- Others	1,991.54	2,087.90
<b>Total(B)</b>	<b>1,994.87</b>	<b>2,088.62</b>
<b>Total(A+B)</b>	<b>2,001.57</b>	<b>2,130.89</b>



**Note 17 : CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Security Deposit Received	133.21	112.30
Employees Payable	33.48	25.52
Advance from Fellow subsidiary company	-	20,723.99
Interest on Trade Payables	6.23	5.57
Others	1.05	0.97
<b>Total</b>	<b>173.97</b>	<b>20,868.36</b>

**Note 18 : OTHER CURRENT LIABILITIES**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Statutory Dues Payable	14.25	13.16
Deferred Income	-	4.23
Advance from customers and others :		
From Fellow Subsidiary Companies	22,097.72	-
From Related parties	-	1,395.03
From Others	33,892.65	27,036.73
<b>Total</b>	<b>56,004.62</b>	<b>28,449.14</b>

**Note 19: PROVISIONS-CURRENT**

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Leave Encashment	0.14	0.12
Gratuity	0.43	0.39
<b>Total</b>	<b>0.57</b>	<b>0.51</b>



*[Handwritten signature]*

*[Handwritten signature]*

Note - 16.1

\* The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") 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	6.70	42.27
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	0.30	2.73
Payment made to suppliers (other than interest) beyond appointed day during the year	71.08	25.87
Interest paid to suppliers under MSMED Act, 2006	-	-
Interest due and payable on payment made to suppliers beyond appointed date during the year	3.81	1.63
Interest accrued and remaining unpaid at the end of the accounting year	6.23	5.57
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	0.66	1.59

Note - 16.2

Ageing of Trade Payables Outstanding as at 31st March, 2022 is as follows:

Particulars	(Rupees in Lakhs)					Total
	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	0.00	6.70	-	-	-	6.70
Other	191.76	392.39	184.91	180.51	1,045.30	1,994.87
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
<b>Total</b>	<b>191.76</b>	<b>399.09</b>	<b>184.91</b>	<b>180.51</b>	<b>1,045.30</b>	<b>2,001.57</b>

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

Particulars	(Rupees in Lakhs)					Total
	Outstanding for following periods from due date of payments					
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	16.61	19.23	-	6.43	-	42.27
Other	217.20	404.30	319.82	122.99	1,024.31	2,088.62
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
<b>Total</b>	<b>233.81</b>	<b>423.53</b>	<b>319.82</b>	<b>129.42</b>	<b>1,024.31</b>	<b>2,130.89</b>



*[Handwritten signature]*



Note 20 : REVENUE FROM OPERATIONS

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Income From Real Estate Projects	1,641.73	3,987.76
Income From Trading goods	19.25	1.72
Other Operating Income	34.90	10.74
<b>Total</b>	<b>1,695.88</b>	<b>4,000.22</b>

Disaggregation of revenue is as below:-

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	1,641.73	-	1,641.73	3,987.76	-	3,987.76
Trading	19.25	-	19.25	1.72	-	1.72
Others	-	34.90	34.90	-	10.74	10.74
<b>Total</b>	<b>1,660.98</b>	<b>34.90</b>	<b>1,695.88</b>	<b>3,989.48</b>	<b>10.74</b>	<b>4,000.22</b>

While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Group 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. 39,486.78 Lakhs (previous year Rs. 58,227.55 Lakhs) 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	28,431.76	24,640.26
Add: Advances received/re group during the year (net)	29,254.49	7,791.72
Less: Revenue recognised during the year	1,695.88	4,000.22
Advances at the end of the year	55,990.37	28,431.76

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	1,695.88	4,000.22
Reduction towards variable consideration components	-	-
Revenue recognized	1,695.88	4,000.22

Note 21 : OTHER INCOME

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Interest Income on bank deposits	0.26	0.22
Interest Income Others	106.21	-
Profit on sale of fixed assets	12.07	-
Gain on financial assets/liabilities carried at amortised cost	4.34	9.27
Liabilities no longer required written back	1.14	1.03
Miscellaneous Income	0.80	0.32
<b>Total</b>	<b>124.82</b>	<b>10.84</b>



*[Handwritten signature]*  
6%

Note 22 : 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	223.98	148.43
Land	1,083.51	1,083.51
	<u>1,307.49</u>	<u>1,231.94</u>
<b>Add: Incurred During The Year</b>		
Land, Development and Other Rights	239.68	(232.81)
Building Materials	875.96	676.73
Construction Cost	571.31	481.50
Employee Cost	174.81	111.88
Rates and taxes	166.47	148.72
Administration Expenses	46.22	31.09
Depreciation	19.80	18.39
Power & Fuel and Other Electrical Cost	65.51	80.41
Repairs & Maintenance-Plant & Machinery	1.14	3.70
Finance Cost	1,216.20	1,372.63
	<u>3,377.10</u>	<u>2,692.24</u>
<b>Less: Inventory at the End of The Year</b>		
Building Materials and Consumables	198.09	223.98
Land	1,083.51	1,083.51
	<u>1,281.60</u>	<u>1,307.49</u>
<b>Total</b>	<u>3,402.99</u>	<u>2,616.69</u>

Note 23 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>Inventory at the Beginning of the Year</b>		
Projects In Progress	93,149.61	94,373.12
	<u>93,149.61</u>	<u>94,373.12</u>
<b>Inventory at the End of the Year</b>		
Projects In Progress	95,303.16	93,149.61
	<u>95,303.16</u>	<u>93,149.61</u>
<b>Changes In Inventory</b>	<u>(2,153.55)</u>	<u>1,223.51</u>

Note 24 : EMPLOYEE BENEFITS EXPENSE

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Salaries, Wages, Allowances And Bonus (Including Managerial Remuneration)	180.07	115.47
Contribution To Provident And Other Funds	2.52	1.07
Staff Welfare Expenses	1.40	2.62
	<u>183.99</u>	<u>119.16</u>
Less: Allocated to Projects	174.81	111.88
<b>Total</b>	<u>9.18</u>	<u>7.28</u>



*[Handwritten signatures]*

Note 25 : FINANCE COST

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Interest On		
-Term Loans	1,146.17	1,330.52
-Others	71.11	47.17
-Lease Liability	0.30	3.56
Other Borrowing Cost	-	8.94
Finance charge on compound financial instruments	4.83	-
Bank Charges	1.16	1.50
	<b>1,223.57</b>	<b>1,391.69</b>
Less: Allocated to Projects	1,216.20	1,372.63
<b>Total</b>	<b>7.37</b>	<b>19.06</b>

Note 26 : DEPRECIATION AND AMORTIZATION EXPENSES

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
Depreciation on tangible assets	9.12	10.18
Amortization of right of use	7.27	21.80
<b>Total</b>	<b>16.39</b>	<b>31.98</b>

Note 27 : OTHER EXPENSES

Particulars	(Rupees in Lakhs)	
	Year Ended 31 March 2022	Year Ended 31 March 2021
<b>Administrative Expenses</b>		
Short Term Lease	28.34	1.37
Rates And Taxes	7.19	6.32
Insurance	0.22	0.24
Repairs And Maintenance- Others	2.34	3.82
Vehicle Running And Maintenance	2.71	9.75
Travelling And Conveyance	3.50	4.22
Legal And Professional Charges	28.34	16.09
Printing And Stationery	3.25	3.19
Postage, Telephone & Courier	8.12	4.44
Auditors' Remuneration	0.92	0.99
Corporate Social Responsibility expenses	0.09	4.40
Bad Debts & Advances Written Off	0.51	0.01
Provision for doubtful debts, deposits and advances	(4.30)	-
Miscellaneous Expenses	1.15	6.20
	<b>82.38</b>	<b>61.04</b>
Less: Allocated to Projects	46.22	31.09
	<b>36.16</b>	<b>29.96</b>
<b>Selling Expenses</b>		
Business Promotion	13.27	14.50
Commission	15.24	(1.57)
Advertisement And Publicity	21.38	46.05
	<b>49.89</b>	<b>58.98</b>
Less: Allocated to Projects	-	-
	<b>49.89</b>	<b>58.98</b>
<b>Total</b>	<b>86.05</b>	<b>88.94</b>



*[Handwritten signatures]*

**Note 28 : INCOME TAX**

(Rupees in Lakhs)

Particulars	Period Ended	Year Ended
	31 March 2022	31 March 2021
<b>Tax expense comprises of:</b>		
Current income tax	76.17	-
Deferred tax	43.57	8.43
	<u>119.74</u>	<u>8.43</u>

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:

(Rupees in Lakhs)

Particulars	Period Ended	Year Ended
	31 March 2022	31 March 2021
Accounting profit/(loss) before tax	452.27	23.60
Applicable tax rate	25.17%	25.17%
Computed tax expense	113.83	5.94
<b>Tax effect of:</b>		
Tax impact of disallowable expenses	(1.70)	1.33
Others	(35.96)	(7.27)
<b>Current Tax (A)</b>	<b>76.17</b>	<b>-</b>
<b>Deferred Tax Provisions</b>		
Decrease in deferred tax assets on account of provisions, fair valuation of development income and others	43.57	8.43
<b>Total Deferred Tax Provisions (B)</b>	<b>43.57</b>	<b>8.43</b>
<b>Tax Expenses recognised in statement of Profit &amp; Loss(A+B)</b>	<b>119.75</b>	<b>8.43</b>
<b>Effective Tax Rate</b>	<b>26.48%</b>	<b>35.72%</b>

**Note 29 : EARNINGS PER SHARE**

Particulars	Period Ended	Year Ended
	31 March 2022	31 March 2021
Profit/(Loss) attributable to equity shareholders (Rupees in Lakhs)	332.53	15.17
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	665.06	30.34
Diluted	665.06	30.34

**Note 30 : CONTINGENT LIABILITIES AND COMMITMENTS**

(Rupees in Lakhs)

Particulars	As at	As at
	31 March 2022	31 March 2021
I Claims against the Group not acknowledged as debts (to the extent quantifiable)	7.56	284.70
II Bank guarantees		
In respect of the Company	2.00	2.00
Bank guarantees given by holding company namely Omaxe Limited on behalf of the Company	3.00	13.00
III Disputed Income tax (net of Provision)	291.62	291.62
IV 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

Note 31 : 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.

**Note 32: CORPORATE SOCIAL RESPONSIBILITY (CSR)**

The details of expenditure incurred on CSR are as under

(Rupees in Lakhs)

S.N	Particulars	Year Ended	Year Ended
O		31 March 2022	31 March 2021
a.	The Gross amount required to be spent by the Company during the year as per section 135 of Companies Act 2013 read with Schedule VII	-	-
b.	Amount spent during the year on :		
	i) Construction/acquisition of any assets	-	-
	ii) On Purpose other than (i) above	0.09	4.40
c.	Unspent Amount in CSR	-	-
d.	The breakup of expenses included in amount spent are as under		
	Environment sustainability and ecological balance	0.09	4.40



*[Handwritten signatures]*

33. The Ministry of Corporate Affairs (MCA) through Companies (Indian Accounting Standard) Amendment Rules 2019 and Companies (Indian Accounting Standard) Second Amendment Rules has notified INDAS 116 'Leases' which replaces existing lease standard, INDAS 17 Leases and other Interpretation. INDAS 116 sets out the principles for recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single on balance sheet lease accounting model for lessees.

On application of INDAS 116, the nature of expense has changed from lease rent in previous periods to depreciation cost for right of use asset and finance cost for interest accrued on lease liability.

The details of right of use asset held by the Group is as follows:

(Rupees in Lakhs)				
Particulars	Addition for the year ended 31 March 2022	Net Carrying amount as at 31 March 2022	Addition for the year ended 31 March 2021	Net Carrying amount as at 31 March 2021
Building	-	-	-	7.27

Depreciation on right of use asset is Rs. 7.27 Lakhs (previous year Rs. 21.81 Lakhs) and interest on lease liability for year ended 31<sup>st</sup> March 2022 is Rs. 0.30 Lakhs (previous year Rs. 3.56 Lakhs)

Lease Contracts entered by the Group majorly pertains to building taken on lease to conduct the business activities in ordinary course.

#### Impact of COVID-19

The leases that the Group has entered with lessors towards properties used as corporate office/office are long term in nature and no changes in terms of those leases are expected due to COVID-19.

The following is breakup of Current and Non-Current Lease Liability as at 31<sup>st</sup> March, 2022

(Rupees in Lakhs)		
Particulars	As at 31-Mar-22	As at 31-Mar-21
Current lease liability	-	8.90
Non-Current lease liability	-	-
Total	-	8.90

The following is movement in Lease Liability during the year ended 31<sup>st</sup> March, 2022

(Rupees in Lakhs)		
Particulars	Year Ended 31-Mar-22	Year Ended 31-Mar-21
Balance at the beginning of the year	8.90	32.94
Addition during the year	-	-
Finance cost accrued during the year	0.30	3.56
Payment of lease liability	(9.20)	(27.60)
Balance at the end of the year	-	8.90

The table below provides details regarding the Contractual Maturities of Lease Liability as at 31<sup>st</sup> March, 2022 on an undiscounted basis:

(Rupees in Lakhs)		
Particulars	As at 31 March 2022	As at 31 March 2021
Less than one year	-	9.20
One to five year	-	-
More than five year	-	-

The Group do not foresee Liquidity Risk with regard to its Lease Liabilities as the Current Assets are Sufficient to meet the obligation related to Lease Liability as and when they fall.

34. Short Term Lease Payment debited to Statement of Profit and Loss Account Rs. 28.34 Lakhs (Previous year Rs. 1.37 Lakhs) pertaining to short term lease arrangement for a period of less than one year.



*[Handwritten signature]*

*[Handwritten signature]*

**Note 35 : EMPLOYEE BENEFIT OBLIGATIONS**

**1) Post-Employment Obligations - Gratuity**

The Group 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 Group makes contributions to recognised funds in India. The Group 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)		
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	23.76	22.99
Fair value of plan assets as at the end of the year	-	-
<b>Net liability (asset) recognized in balance sheet</b>	<b>23.76</b>	<b>22.99</b>

(Rupees in Lakhs)		
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	0.43	0.39
Non-current liability	23.33	22.60
<b>Total</b>	<b>23.76</b>	<b>22.99</b>

(Rupees in Lakhs)		
Expected contribution for the next annual reporting period	As at 31 March 2022	As at 31 March 2021
Service Cost	4.12	3.60
Net Interest Cost	1.71	1.56
<b>Total</b>	<b>5.83</b>	<b>5.16</b>

(Rupees in Lakhs)		
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	22.99	20.16
Interest cost	1.56	1.37
Service cost	3.26	2.95
Benefits paid	-	-
Actuarial loss/(gain) on obligations	(4.05)	(1.49)
<b>Present value obligation as at the end of the year</b>	<b>23.76</b>	<b>22.99</b>

(Rupees in Lakhs)		
Amount recognized in the statement of profit and loss	Year ended 31 March 2022	Year ended 31 March 2021
Current service cost	3.26	2.95
Net Interest cost	1.56	1.37
<b>Amount recognized in the statement of profit and loss</b>	<b>4.82</b>	<b>4.32</b>

(Rupees in Lakhs)		
Other Comprehensive Income	As at 31 March 2022	As at 31 March 2021
Net cumulative unrecognized actuarial gain/(loss) opening	(4.31)	(5.60)
Actuarial gain/(loss) on PBO	4.05	1.49
Actuarial gain/(loss) for the year on Asset	-	-
<b>Unrecognized actuarial gain/(loss) at the end of the year</b>	<b>(0.26)</b>	<b>(4.31)</b>

(Rupees in Lakhs)		
Economic Assumptions	As at 31 March 2022	As at 31 March 2021
Discount rate	7.18%	6.80%
Future salary increase	6.00%	6.00%



*[Handwritten signatures]*

Demographic Assumptions	As at	
	31 March 2022	31 March 2021
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	IALM (2012-14)	IALM (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

(Rupees in Lakhs)

Sensitivity analysis for gratuity liability	As at	
	31 March 2022	31 March 2021
Impact of the change in discount rate		
Present value of obligation at the end of the year	23.76	22.99
a) Impact due to increase of 0.50 %	(1.44)	(1.20)
b) Impact due to decrease of 0.50 %	1.57	1.36

(Rupees in Lakhs)

Impact of the change in salary increase	As at	
	31 March 2022	31 March 2021
Present value of obligation at the end of the year	23.76	22.99
a) Impact due to increase of 0.50%	1.58	1.37
b) Impact due to decrease of 0.50 %	(1.47)	(1.27)

(Rupees in Lakhs)

Maturity Profile of Defined Benefit Obligation	As at	
	31 March 2022	31 March 2021
Year		
0 to 1 year	0.43	0.39
1 to 2 year	0.40	0.39
2 to 3 year	0.41	0.40
3 to 4 year	0.38	0.41
4 to 5 year	0.38	4.94
5 to 6 year	0.47	0.28
6 years onwards	21.29	16.18

The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at	
	31 March 2022	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 Group does not maintain any fund to pay for leave encashment.

3) Defined Contribution Plans

The Group also has defined contribution plan i.e. contributions to provident fund in India for employees. The Group 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. 2.13 Lakhs (FY Rs. 0.81 Lakhs).



*[Handwritten signature]*

**Note 36 : AUDITOR'S REMUNERATION**

(Rupees in Lakhs)

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
Audit fees	0.85	0.85
Certification Charges	0.06	0.14
<b>Total</b>	<b>0.92</b>	<b>0.99</b>

**Note 37 : 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 group, the operations of the group falls under real estate business, which is considered to be the only reportable segment by management.

(Rupees in Lakhs)

Particulars	Year Ended 31 March 2022	Year Ended 31 March 2021
Within India	1,695.88	4,000.22
Outside India	-	-
<b>Total</b>	<b>1,695.88</b>	<b>4,000.22</b>

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

No single customer represents 10% or more of Company's total revenue for the year ended 31st March 2022.



Handwritten signatures and initials, including "BL" and "F".



Note 38 : 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	3	264.08	265.09
<b>At Amortised Cost</b>			
<b>Current</b>			
Trade Receivables	7	2,494.85	1,883.85
Cash & Cash Equivalents	8	598.55	500.28
Other Financial Assets	9	52.56	56.70
<b>Total Financial Assets</b>		<b>3,410.04</b>	<b>2,705.92</b>
<b>Financial Liabilities</b>			
<b>At Amortised Cost</b>			
<b>Non-current Liabilities</b>			
Borrowings	12	3,780.66	7,533.11
Other Financial Liabilities	13	22.25	21.98
<b>Current Liabilities</b>			
Borrowings	15	39,244.98	39,611.51
Lease Liability		-	8.90
Trade Payables	16	2,001.57	2,130.89
Other Financial Liabilities	17	173.97	20,868.36
<b>Total Financial Liabilities</b>		<b>45,223.43</b>	<b>70,174.75</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	264.08	264.08	265.09	265.09
<b>Current</b>				
Trade Receivables	2,494.85	2,494.85	1,883.85	1,883.85
Cash & Cash Equivalents	598.55	598.55	500.28	500.28
Other Financial Assets	52.56	52.56	56.70	56.70
<b>Total Financial Assets</b>	<b>3,410.04</b>	<b>3,410.04</b>	<b>2,705.92</b>	<b>2,705.92</b>
<b>Financial Liabilities</b>				
<b>Non-current liabilities</b>				
Borrowings	3,780.66	3,780.66	7,533.11	7,533.11
Other Financial Liabilities	22.25	22.25	21.98	21.98
<b>Current Liabilities</b>				
Borrowings	39,244.98	39,244.98	39,611.51	39,611.51
Lease Liability	-	-	8.90	8.90
Trade Payables	2,001.57	2,001.57	2,130.89	2,130.89
Other Financial Liabilities	173.97	173.97	20,868.36	20,868.36
<b>Total Financial Liabilities</b>	<b>45,223.43</b>	<b>45,223.43</b>	<b>70,174.75</b>	<b>70,174.75</b>

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



*[Handwritten signatures]*

**Note 39 : RISK MANAGEMENT**

The group'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 group'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 group. The group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

**Credit risk management**

**Credit risk rating**

The group 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 group 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	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 group 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 group. The group 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.

(Rupees in Lakhs)

Credit rating	Particulars	As at 31 March 2022	As at 31 March 2021
A: Low credit risk	Cash and cash equivalents, Other Bank Balances	596.55	500.28
B: Moderate credit risk	Trade receivables and other financial assets	2,311.49	2,205.64

**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	3 - 6 years	More than 6 years	Total	Carrying Amount
<b>As at 31 March 2022</b>							
Long Term Borrowings	3,811.83	3,806.38	-	-	-	7,618.21	7,393.08
Short Term Borrowings	35,632.56	-	-	-	-	35,632.56	35,632.56
Trade Payables	2,001.57	-	-	-	-	2,001.57	2,001.57
Other Financial Liabilities	173.97	-	-	22.25	-	196.22	196.22
<b>Total</b>	<b>41,619.93</b>	<b>3,806.38</b>	<b>-</b>	<b>22.25</b>	<b>-</b>	<b>45,448.56</b>	<b>45,223.43</b>
<b>As at 31 March 2021</b>							
Long Term Borrowings	1,526.50	3,815.68	3,815.68	-	-	9,157.86	8,842.20
Short Term Borrowings	38,302.42	-	-	-	-	38,302.42	38,302.42
Trade Payables	2,130.89	-	-	-	-	2,130.89	2,130.89
Other Financial Liabilities	20,882.32	-	-	21.98	-	20,904.30	20,899.24
<b>Total</b>	<b>62,842.13</b>	<b>3,815.68</b>	<b>3,815.68</b>	<b>21.98</b>	<b>-</b>	<b>70,495.47</b>	<b>70,174.75</b>



*[Handwritten signatures]*

**Market risk**

**Interest Rate risk**

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

Group's exposure to interest rate risk on borrowings is as follows :

Particulars	(Rupees in Lakhs)	
	As at 31 March 2022	As at 31 March 2021
Variable rate	7,618.21	9,157.86
Fixed rate	35,632.56	38,302.42
Total	43,250.77	47,460.29

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2022: +/- 1%; 31 March 2021: +/- 1%). These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

Particulars	(Rupees in Lakhs)	
	Profit for the year +1%	Profit for the year -1%
31 March 2022	62.77	(62.77)
31 March 2021	67.94	(67.94)



<b>Note 40 :Related Parties disclosures</b>
<b>A. Related Parties are classified as :</b>
<b>(a) Ultimate Holding company</b>
1. Guild Builders Private Limited
<b>b) Holding Company</b>
1. Omaxe Limited
<b>c) Fellow Subsidiary Companies</b>
1. Jagdamba Contractors and Builders Limited
2. Omaxe World Street Private Limited
3. Omaxe New Chandigarh Developers Private Limited
4. Omaxe Garv Buildtech Private Limited
5. Omaxe Heritage Private Limited
6. Atulah Contractors and Constructions Private Limited
<b>(d) Subsidiary of fellow Subsidiary Company</b>
1. Reliable Manpower Solutions Limited
<b>(e) Entities with significant control</b>
1. Puru Builders Private Limited
2. Mangla Villas Private Limited

*Handwritten signature*

*Handwritten signature*



## TRANSACTION DURING QUARTER ENDED March 31, 2022

(Rupees in Lakhs)

No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries/ Fellow Subsidiaries of Fellow Subsidiaries Company	Entities over which key managerial personnel and/or their relatives exercise significant control	Key Managerial Personnel/Directors/CEO & Relatives of Key Managerial Personnel	Total
		31-Mar-22	9.31	-	-	9.31
		31-Mar-21	0.63	-	-	0.63
1	Income from trading goods	31-Mar-22	21.70	-	-	21.70
		31-Mar-21	-	-	-	-
2	Sale of fixed assets	31-Mar-22	2.92	-	-	2.92
		31-Mar-21	14.84	-	-	14.84
2	Purchase of fixed assets	31-Mar-22	9.86	-	-	9.88
		31-Mar-21	27.23	-	-	27.23
3	Building material purchases	31-Mar-22	0.63	-	-	0.63
		31-Mar-21	6.27	-	-	6.27
4	Construction Cost	31-Mar-22	-	-	-	-
		31-Mar-21	19.38	-	-	19.38
5	Reimbursement of Finance Cost	31-Mar-22	(2,869.86)	-	-	(2,869.88)
		31-Mar-21	(3,497.75)	-	-	(3,497.76)
6	Loan received (Net)					

(Rupees in Lakhs)

No.	Nature of Transactions	Year ended	Holding Company/ Fellow Subsidiaries/ Fellow Subsidiaries of Fellow Subsidiaries Company	Entities over which key managerial personnel and/or their relatives exercise significant control	Key Managerial Personnel/Directors/CEO & Relatives of Key Managerial Personnel	Total
Balances as at 31st March, 2022						
		31-Mar-22	-	395.14	90.05	485.19
		31-Mar-21	-	395.14	90.05	485.19
1	Loans & advances recoverable	31-Mar-22	3.33	-	-	3.33
		31-Mar-21	0.72	-	-	0.72
2	Trade payables	31-Mar-22	35,832.56	-	-	35,832.56
		31-Mar-21	38,302.42	-	-	38,302.42
3	Closing Balance of Loan received	31-Mar-22	22,097.72	-	-	22,097.72
		31-Mar-21	22,119.01	-	-	22,119.01
4	Advances/balance outstanding	31-Mar-22	3.00	-	-	3.00
		31-Mar-21	13.00	-	-	13.00
5	Bank guarantees					



Handwritten signatures and initials, including a large 'R' and 'B'.

<b>C. Particular of related party transactions during the year</b>			
		(Rupees in Lakhs)	
Particulars	Relationship	2021-22	2020-21
<b>1 Income from trading goods</b>			
Omexe Limited	Holding Company	4.31	0.63
Omexe Garv Buildtech Private Limited	Fellow Subsidiaries	3.05	-
Omexe Chandigarh Extension Developrs Private Limited	Fellow Subsidiaries	1.94	-
<b>2 Sale of fixed assets</b>			
Omexe Limited	Holding Company	18.60	-
Omexe Heritage Private Limited	Fellow Subsidiaries	3.10	-
<b>3 Purchase of fixed assets</b>			
Omexe Limited	Holding Company	-	14.84
Jagdamba Contractors and Builders Limited	Holding Company	2.50	-
Atulah Contractors and Constructions Private Limited	Fellow Subsidiaries	0.42	-
<b>4 Building material purchases</b>			
Omexe Limited	Holding Company	5.05	26.15
Omexe Garv Buildtech Private Limited	Fellow Subsidiaries	-	1.08
Omexe World Street Private Limited	Fellow Subsidiaries	2.80	-
Atulah Contractors and Constructions Private Limited	Fellow Subsidiaries	0.57	-
Jagdamba Contractors and Builders Limited	Fellow Subsidiaries	1.44	-
<b>5 Construction Cost</b>			
Jagdamba Contractors and Builders Limited	Fellow Subsidiaries	0.63	6.27
<b>6 Reimbursement of Finance Cost</b>			
Omexe Limited	Holding Company	-	19.38
<b>7 Loan received (Net)</b>			
Omexe Limited	Holding Company	(2,689.86)	(3,163.06)
<b>BALANCES AS AT 31st March, 2022</b>			
Particulars	Relationship	2021-22	2020-21
<b>1 Loans &amp; advances recoverable</b>			
Satkar Colonizers Private Limited	Subsidiary	197.24	197.24
Utkrisht Real Estate & Associates Private Limited	Subsidiary	197.90	197.90
Mangla Villas Private Limited	Entities over which key managerial personnel and/or their relatives exercise significant control	90.05	90.05
<b>2 Trade payables</b>			
Jagdamba Contractors and Builders Limited	Fellow Subsidiaries	2.70	0.72
Atulah Contractors and Constructions Private Limited	Fellow Subsidiaries	0.63	-
<b>3 Closing Balance of Loan received</b>			
Omexe Limited	Holding Company	35,632.66	38,302.42
<b>4 Advances/balance outstanding</b>			
Omexe Chandigarh Extension Developrs Private Limited	Fellow Subsidiaries	20,721.72	20,723.99
Reliable Manpower Solutions Limited	Fellow Subsidiaries	1,106.88	1,106.88
Omexe Limited	Holding Company	257.22	288.14
Omexe Garv Buildtech Private Limited	Fellow Subsidiaries	11.90	-
<b>5 Bank guarantees</b>			
Omexe Limited	Holding Company	3.00	13.00



**Note 41 : CAPITAL MANAGEMENT POLICIES****a) Capital Management**

The group's capital management objectives are to ensure the group'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 group 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.

The group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the group may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The amounts managed as capital by the group are summarised as follows:

(Rupees in Lakhs)

Particulars	As at 31 March 2022	As at 31 March 2021
Long term borrowings	7,393.08	8,842.20
Short term borrowings	35,632.56	38,302.42
Less: Cash and cash equivalents	(598.55)	(500.28)
<b>Net debt</b>	<b>42,427.09</b>	<b>46,644.34</b>
Total equity	407.69	72.13
<b>Net debt to equity ratio</b>	<b>104.07</b>	<b>646.67</b>



Note 42: GROUP INFORMATION

Information about subsidiaries/entity consolidated

The consolidated financial statements of the Group include entities listed in the table below :

S. No.	Name of Entity	Country of Incorporation	Proportion (%) of Equity Interest	
			As at 31-March-2022	As at 31-March-2021
1	Avtal Colours Private Limited	India	100.00	100.00
2	Sakar Colours Private Limited	India	100.00	100.00
3	Utkrish Real Estate & Associates Private Limited	India	100.00	100.00

Note 43: Additional information, as required under Schedule III of the Companies Act, 2013, of the enterprises consolidated as subsidiaries / entities consolidated:

S.No.	Name of the entity in the group	Net assets (total assets minus total liabilities)		Share in profit or (loss)		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	(Rupees in Lakhs)	As % of consolidated profit or loss	(Rupees in Lakhs)	As % of consolidated other comprehensive income	(Rupees in Lakhs)	As % of consolidated total comprehensive income	(Rupees in Lakhs)
	Parent								
	Omase Pancham Realcon Private Limited	99.00	403.60	100.24	333.33	100.00	3.03	100.24	336.36
	Subsidiaries-Indian								
1	Avtal Colours Private Limited	0.45	1.85	(0.05)	(0.27)	-	-	(0.05)	(0.27)
2	Sakar Colours Private Limited	(0.11)	(0.47)	(0.05)	(0.26)	-	-	(0.05)	(0.26)
3	Utkrish Real Estate & Associates Private Limited	0.67	2.72	(0.08)	(0.27)	-	-	(0.08)	(0.27)

Note: 44 Additional Regulatory Information/disclosure (to the extent applicable to the Company)

Note: 44.1 Disclosure on relationship with Struck off Company

(Rupees in Lakhs)

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at 31-Mar-2022	Balance outstanding as at 31-Mar-2021	Relationship with the struck off company	Remarks
PANACEA CAREERS & MANAGEMENT PRIVATE LIMITED	Payables	-	0.08	Vendor	Amount Written off.



*[Handwritten signature]*

*[Handwritten signature]*



**Note 45:** 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 46: 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 consolidated 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 consolidated financials.

**Note 47:** The Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures.

As per our audit report of even date attached

For and on behalf of

**B S D & Co.**

(Regn. No. -0003125)

Chartered Accountants



**Sujata Sharma**

Partner

M.No. 087919

For and on behalf of board of directors



**Manoj Tiwari**

Director

DIN: 08854171



**Ritish Aggarwal**

Director

DIN: 09233199

Place: New Delhi

Date: 25th May, 2022

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of companies (Accounts) Rules, 2014

Statement containing salient features of the financial statement of subsidiaries

Annexure-A

Sl. No.	Name of Subsidiary	The date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	Share capital	Reserves & surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
1	Aerial Colsoniers Private Limited	October 05, 2010	March 31, 2022	INR	1.00	2.05	314.20	311.15	-	-	(0.27)	-	(0.27)	-	100.00
2	Sarkar Colsoniers Private Limited	February 01, 2011	March 31, 2022	INR	1.00	(0.82)	469.66	469.28	-	-	(0.26)	-	(0.26)	-	100.00
3	Umsight Real Estate & Associates Private Limited	February 01, 2011	March 31, 2022	INR	1.00	2.54	353.47	349.93	-	-	(0.27)	-	(0.27)	-	100.00

For and on behalf of board of directors



Manoj Tiwari  
Director  
DIN: 0685-4171

Rajesh Agarwal  
Director  
DIN: 06233159

Place: New Delhi  
Date: 25th May, 2022

18