

M. A. PARIKH & CO.
CHARTERED ACCOUNTANTS
INDEPENDENT AUDITOR'S REPORT

ORIGINAL

To
The Members,
MIG (Bandra) Realtors and Builders Private Limited

Report on the Audit of Financial Statements

Qualified Opinion

1. We have audited the accompanying financial statements of **MIG (Bandra) Realtors and Builders Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2021, and the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended on that date, and a summary of significant accounting policies and other explanatory information (together referred to as 'the financial statements').

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matters described in the *Basis for Qualified Opinion* section of our report, the aforesaid 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 the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2021, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Qualified Opinion

2. Attention is drawn to note no. 11.2.1, 11.2.2, 11.3.1 and 11.3.2 to the accompanying audited financial statements for the year ended 31st March, 2021 as regards outstanding interest free loans as on 31st March, 2021, repayable on demand, aggregating to Rs. 42,051.20 lakhs, granted to holding company / fellow subsidiaries / related parties / companies, which have incurred losses during the year and have negative net worth as at the year-end, but based on the reasoning's stated therein, in the opinion of the management, no provision is considered necessary for the expected credit losses in respect of said loans, which are considered good and fully recoverable. However, we are unable to comment whether the reasoning's of evaluation of 'impairment provision' for expected credit losses for the said loans are in accordance with Ind AS 109 – 'Financial Instruments' and consequently, we are unable to comment on the effects, if any on the loss for the year ended 31st March, 2021 and on the balances at which loans are stated and other equity as at 31st March, 2021
- 2.1 The aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 except for the possible effects of the matter described in the Basis for Qualified Opinion above (Refer para 2 above).
3. We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these



requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Material uncertainty related to going concern

4. The Company has continued to incur substantial losses during the year and has negative net-worth of Rs. 39,758.35 lakhs. Attention is drawn to note no. 34.1 to 34.10, 35, 36, 37, 38, 39 and 40 of the accompanying audited financial statements for the year ended 31st March, 2021, which gives the information as regards the status of the project, disputes with Middle Income Group Co-operative Society Limited (including the ongoing arbitration proceedings), proposed cancellation of agreement with Radius Estates and Developers Private Limited, the expected further development as well as the management's estimates, judgments and assertions, whereby the Company expects to execute the project, earn revenue therefrom, which would enable it to settle all its liabilities. Further, the management of the holding company are also taking steps for recovery of other assets. Therefore, the financial statements are continued to be prepared by applying the principle of going concern assumption.

Further, the statutory auditors of D B Realty Limited in their Independent Auditor's Report on the standalone and consolidated financial statements for the year ended 31st March, 2020 as also in their Limited Review Report's for the period ended 31st December, 2020 have stated that the conditions indicate that a material uncertainty exists that may cast significant doubt on the Group, which include the Company, to continue as a going concern as the said assumption is dependent upon the ability of the Group to raise funds through monetization of its non-core assets, mobilization of additional funds and other strategic initiative to meet its obligations, but considering these factors, the standalone/consolidated financial statements/limited review results were continued to be prepared on a going concern basis. Based on these factors, the statutory auditors had not modified their conclusion in respect of this matter.

The aforesaid conditions though indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern, the financial statements of the Company are continued to be prepared on a going concern basis, considering the above parameters.

Our conclusion is not modified in respect of this matter. However, any change in conclusion in the Independent Auditor's Report on the standalone/consolidated financial statements of D B Realty Limited for the year ended 31st March, 2021, will have a corresponding change in our conclusion as the assertion of the Company is dependent on infusion of funds by D B Realty Limited.

Emphasis of Matters

5. Attention is drawn to the following notes of the accompanying audited financial statements for the year ended 31st March, 2021:
- (a) Note no. 6.4 as regards amount of deferred tax carried forward on the management's expectation of completion of the project and consequent utilization thereof;
 - (b) Note no. 8.1 as regards charges created on the units under construction forming part of the company's project in respect of borrowings made by Radius Estates and Developers Private Limited, with whom the company proposes to rescind the agreement and against whom insolvency and bankruptcy proceedings have been initiated by the NCLT (refer note no. 34.9) and note no. 34.9 and 38 as regards status of the agreement entered into with Radius Estates and Developers Private Limited and settlement of account with it;
 - (c) Note no. 8.2 as regards valuation of project work-in-progress at cost and note no. 13.1 as regards advances for future development;



- (d) Note no. 33 as regards management's opinion with respect to claims on amounts refundable on cancellation of flats, non-cancellation of flats sold and realization of debts from customers;
- (e) Note no. 34.8 and 36 as regards disputes with Middle Income Group Co-operative Society Limited, including the implications from the interim arbitration award and payment of hardship compensation;
- (f) Note no. 34.10 as regards management's assertions for the development of the project;
- (g) Note no. 35 as regards liability towards approval cost based on the offer letters from MHADA and note no. 37 as regards property tax dues and claim of interest thereon; and
- (h) Note no. 43.1 as regards the opinion framed by the management of the Company that there is no suspension in the active development of the project and hence, the requirements of the Para 20 of Ind AS 23 relating to suspension of capitalization of borrowing costs as part of cost of a qualifying asset, does not apply to its facts and circumstances and accordingly, has continued to capitalized borrowing costs as part of the project cost.

Our opinion is not qualified in respect of matters stated here-in-above.

Key Audit Matters

- 6. Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matters described in the *Material Uncertainty Related to Going Concern* and *Emphasis of Matters* section, there are no other key audit matters to be communicated in our report.

Other Matter

- 7. We draw attention to note no. 39 of the accompanying audited financial statements for the year ended 31st March, 2020 as regards COVID-19 impact, which describes that based on current indicators of future economic conditions, the Company expects to recover the carrying amount of all its assets and its estimated future cash flows. The impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial statements and the Company will continue to closely monitor any material changes to future economic conditions.

Our opinion is not modified in respect of this matter.

Information Other than the financial statements and Auditor's Report Thereon

- 8. The Company's Board of Directors is responsible for the other information. The other information obtained at the date of this auditor's report is Director's report but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.



If, based on the work we have performed on the other information obtained prior to the date of this report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have concluded that such material misstatement of the other information exists in respect of matters described in the Basis of Qualified Opinion paragraph

Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(l) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of 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

11. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
12. As required by section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - (b) Except for the effects of the matters described in the basis for qualified opinion paragraph above, in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;



- (c) Further to our comments in the basis of qualified opinion para above, the Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with this report are in agreement with the books of account;
- (d) Except for the effects of the matters described in the basis for qualified opinion paragraph above, in our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- (e) The matters described in the basis for qualified opinion, material uncertainty related to going concern and matters described in under the emphasis of matters paragraph above, in our opinion have an adverse effect on the functioning of the Company.
- (f) On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March 2021, from being appointed as a director in terms of Section 164(2) of the Act;
- (g) The reporting relating to the maintenance of accounts and other matters connected therewith are as stated in the basis for qualified opinion paragraph.
- (h) With respect to adequacy of internal financial controls over financial reporting of the Company and operating effectiveness of such controls, refer to our separate report given in **Annexure B**;
- (i) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year;

- (j) 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 Company has disclosed the impact of pending litigations on its financial position in its financial statements. Refer to Note No. 31, 32, 33, 34.8 and 38 of the audited financial statements for the year ended 31st March, 2021;
 - (ii) The Company's real estate contracts with customers are long term contracts and upto 31st March, 2021 it has provided for foreseeable losses of Rs. 997.43 lakhs as required under the relevant accounting standard; and



- (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No : 107556W



Dhaval B. Selwadia
Partner

Membership No. 100023

UDIN: 21100023AAAAFE8297



Mumbai, Date: 30 JUN 2021

MIG (Bandra) Realtors and Builders Private Limited

Annexure – A to the Independent Auditors' Report for the year ended 31st March, 2021

[Referred to in point 11 under the heading "Report on other legal and regulatory requirements" of our report of even date]

- (i) In respect of fixed assets (property, plant and equipment)
 - (a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
 - (b) Fixed Assets have been physically verified by the management at reasonable intervals. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its fixed assets. No material discrepancies were noticed on such verification.
 - (c) The Company does not own any immovable property. Therefore, the requirements of clause (i)(c) of paragraph 3 of the Order are not applicable.
- (ii) The Company's inventories comprises of units under construction and the physical verification whereof is carried out by way of verification of title deeds, site visits by the management and certification of work completion by competent persons at reasonable intervals. No material discrepancies were noticed on such verification of such work in progress.
- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the register maintained under section 189 of the Act. Therefore, the requirements of clause (iii) (a), (iii) (b) and (iii) (c) of paragraph 3 of the Order are not applicable.
- (iv) In respect of loans granted the provisions of section 185 and 186 of the Act are not applicable. Further, the Company has not made any investments or provided guarantees or securities. Therefore, the requirements of clause (iv) of paragraph 3 of the Order are not applicable.
- (v) In our opinion and according to the explanations given to us, the Company has not accepted any deposits. Therefore, question of reporting compliance with directive issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder does not arise. We are informed that no order relating to the Company has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.
- (vi) We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under section 148(1) of the Act and are of the opinion that prima facie the prescribed cost records have been maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) In respect of statutory dues:
 - (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of amounts deducted / accrued in the books of account, the Company has been irregular in depositing undisputed statutory dues of income tax, property tax and provident fund. The undisputed amounts payable in respect of statutory dues relating to Income-tax and property tax outstanding as at 31st March, 2021 for a period of more than six months from the date they become payable are Rs. 41.93 lakhs and Rs. 23.85 lakhs respectively.



As explained to us, the Company did not have any dues on account of employees' state insurance, sales tax, service tax, duty of custom, duty of excise, value added tax and cess.

- (b) There are no disputed liabilities in respect of income tax or sales tax or duty of customs or duty of excise or value added tax or cess. Therefore, the requirements of clause (vii)(b) of paragraph 3 of the Order are not applicable.
- (viii) The Company has obtained term loans from a financial institution for which no amount was due for repayment during the year. Further, there are no other loans or borrowings from bank, government or debenture holders. Therefore, the requirements of clause (viii) of paragraph 3 of the Order are not applicable.
- (ix) In our opinion and according to the information and explanations given to us, the Company on an overall utilization basis has utilized the term loans during the year for the purposes for which they were raised.
- (x) During the course of our examination of the books of account and records of the Company, carried out in accordance with generally accepted auditing practices in India and according to information and explanations given to us, we have neither noticed nor have been informed by the management, any incidence of fraud by the Company or on the Company by its officers or employees.
- (xi) According to the information and explanations given to us and based on the examination of the records, the Company has not paid / provided any managerial remuneration during the year. Therefore, the requirements of clause (xi) of paragraph 3 of the Order are not applicable.
- (xii) The Company is not a Nidhi company. Therefore, the requirements of clause (xii) of paragraph 3 of the Order are not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, the related party transactions covered under section 188 of the Act, wherever applicable, have been disclosed in the financial statement in accordance with the requirements of Indian Accounting Standard 34 (refer note no. 48 of the accompanying audited financial statements). Section 177 of the Act, as regards audit committee, is not applicable to the Company.
- (xiv) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Therefore, the requirements of clause (xiv) of paragraph 3 of the Order are not applicable.
- (xv) In our opinion and according to the information and explanations given to us, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with the directors. Therefore, question of our comment on compliance with provisions of Section 192 of the Act does not arise.



(xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No : 107556W



Dhaval B. Selwadia
Partner

Membership No. 100023

UDIN: 21100023AAAAFE8297



Mumbai, Date: 30 JUN 2021

MIG (Bandra) Realtors and Builders Private Limited

Annexure – B to the Independent Auditors' Report for the year ended 31st March, 2021

[Referred to in paragraph 12(h) under the heading "Report on other legal and regulatory requirements" of our report of even date]

Report on the Internal Financial Controls under section 143(3)(i) of the Companies Act, 2013 ("the Act")

Opinion

We have audited the internal financial controls over financial reporting of **MIG (Bandra) Realtors and Builders Private Limited** ("the Company"), as of 31st March, 2021, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statement. 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 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 qualified audit opinion on the internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

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

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.

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No : 107556W



Dhaval B. Selwadia
Partner

Membership No. 100023

UDIN: 21100023AAAAFE8297



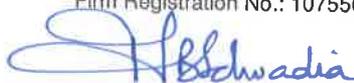
Mumbai, Date: 30 JUN 2021

MIG (Bandra) Realtors And Builders Private Limited
Balance Sheet as at March 31, 2021
CIN: U45200MH2007PTC172150
All amounts are in INR (Lakhs) otherwise stated

Particulars	Note No	As at March 31, 2021	As at March 31, 2020
ASSETS			
Non current assets			
a Property, plant and equipment	3	3.72	4.28
b Other intangible assets	4	-	-
c Financial assets			
- Other financial assets	5	213.17	192.56
d Deferred tax assets	6	5,761.20	5,761.20
e Other non current assets	7	798.22	856.76
Total non current assets		6,776.31	6,814.80
Current assets			
a Inventories	8	109,291.63	98,364.46
b Financial assets			
- Trade receivables	9	1,994.06	1,994.06
- Cash and cash equivalents	10	71.81	101.86
- Loans	11	42,051.20	43,493.07
- Other financial assets	12	624.71	596.13
c Other current assets	13	1,874.38	1,875.86
Total current assets		155,907.79	146,425.45
Total Assets		162,684.10	153,240.25
EQUITY AND LIABILITIES			
Equity			
a Equity share capital	14	190.34	190.34
b Other equity	15	(39,948.70)	(32,247.82)
Total equity		(39,758.36)	(32,057.48)
Non current liabilities			
a Financial liabilities			
- Borrowings	16	113,058.92	100,420.24
b Provisions	17	128.85	17,874.71
Total non current liabilities		113,187.78	118,294.95
Current liabilities			
a Financial liabilities			
- Borrowings	18	42.46	104.72
- Trade payables	19		
- total outstanding dues of micro enterprises and small enterprises		25.10	16.91
- total outstanding dues of creditors other than micro enterprises and small enterprises		736.86	818.89
- Other financial liabilities	20	29,936.00	11,056.63
b Other current liabilities	21	32,116.24	31,613.18
c Provisions	22	26,398.01	23,392.46
Total current liabilities		89,254.68	67,002.79
Total Equity & Liabilities		162,684.10	153,240.25
Summary of significant accounting policies	2		
Refer accompanying notes. These notes are an integral part of the financial statements	1-53		

As per our attached report of even date

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No.: 107556W



Dhaval B. Selwadia
Partner
Membership No. 100023



Place : Mumbai
Date :

30 JUN 2021

For and on Behalf of the Board

(Faizan Pasha) (Jessie Kuruvilla)
Director Director
(DIN:06457095) (DIN:02290242)

Place : Mumbai
Date :

30 JUN 2021

MIG (Bandra) Realtors And Builders Private Limited
Statement of Profit and Loss for the year ended March 31, 2021
CIN: U45200MH2007PTC172150
All amounts are in INR (Lakhs) otherwise stated

Particulars	Note No.	For the year ended March 31, 2021	For the year ended March 31, 2020
I Revenue from operations	23	(18.50)	3,913.68
II Other income	24	14.80	23.80
III Total income (I)+(II)		(3.69)	3,937.48
IV Expenses			
Project related expenses	25	9,568.47	(7,958.57)
Changes in inventories of project work-in-progress	26	(10,927.17)	11,191.17
Employee benefits expense	27	544.12	526.96
Finance costs	28	8,293.66	7,109.05
Depreciation and amortisation expense	3	0.57	3.78
Other expenses	29	235.21	298.31
Total expenses (IV)		7,714.84	11,170.71
V (Loss) before exceptional item and tax (III)-(IV)		(7,718.54)	(7,233.23)
VI Exceptional Items	30	-	1,500.00
VII (Loss) before tax (V)-(VI)		(7,718.54)	(8,733.23)
VIII Tax expense	6		
(a) Current tax		-	-
(b) Deferred tax		-	(495.27)
IX (Loss) for the year (VII)-(VIII)		(7,718.54)	(9,228.49)
X Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
Remeasurement of the defined benefit plans		17.66	25.04
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	(6.30)
B (i) Items that will be reclassified to profit or loss			
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
		17.66	18.74
XI Total comprehensive income for the year (IX)+(X)		(7,700.88)	(9,210.76)
XII Earnings per equity share - Basic and diluted (Face value of Rs. 10 each)	44	(404.59)	(483.91)
Summary of significant accounting policies	2		
Refer accompanying notes. These notes are an integral part of the financial statements	1-53		

As per our attached report of even date

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No.: 107556W



Dhaval B. Selwadia
Partner
Membership No. 100023



Place : Mumbai

Date : 30 JUN 2021

For and on behalf of the Board

(Faizan Pasha) **(Jessie Kuruvilla)**
Director Director
(DIN:06457095) (DIN:02290242)

Place : Mumbai

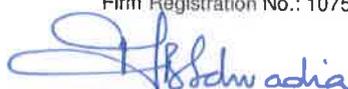
Date : 30 JUN 2021

MIG (Bandra) Realtors And Builders Private Limited
Statement of Cash flows for the year ended March 31, 2021
CIN: U45200MH2007PTC172150

Particulars		For the year ended March 31, 2021	For the year ended March 31, 2020
(A)	Cash flow from Operating Activities:		
	(Loss) before tax	(7,718.54)	(8,733.23)
	Add:		
	Depreciation	0.57	3.78
	Finance cost	8,293.66	7,109.05
	Remeasurement of the defined benefit plans in OCI	17.66	25.04
	Interest on Income tax refund	(2.54)	(0.00)
	Provision for doubtful advance	(165.00)	185.00
	Sundry balance write back	-	3.42
	Operating profit before working capital changes	425.80	(1,406.94)
	<u>Working capital adjustments</u>		
	(Increase) / decrease in non current and other financial assets	(20.61)	(26.97)
	(Increase) / decrease in other non current assets	0.02	32.84
	(Increase) / decrease in inventories	(3,199.38)	(8,411.94)
	(Increase) / decrease in current other financial assets	136.42	(339.78)
	(Increase) / decrease in other current assets	1.49	115.95
	(Increase) / decrease in trade receivable	-	(333.23)
	Increase / (decrease) in non current provisions	(17,745.86)	17,738.98
	Increase / (decrease) in trade payables	(73.43)	(3,278.83)
	Increase / (decrease) in other financial liabilities	14,449.34	(5,846.49)
	Increase / (decrease) in current provision	3,005.56	18.37
	Increase / (decrease) in other current liabilities	503.06	1,264.13
	Cash from Operating Activities	(2,517.59)	(473.92)
	Less: Refund received/ (Taxes paid)	60.66	(21.63)
	Net cash generated/(used) from Operating Activities	(2,456.93)	(495.55)
		A	
(B)	Cash Flow From Investing Activities:		
	Loans (granted) / repayment (net)	1,441.87	(5,595.07)
	Net cash generated/(used) from Investing Activities	1,441.87	(5,595.07)
		B	
(C)	Cash flow from Financing Activities:		
	Finance cost	(11,591.41)	(8,881.31)
	Interest bearing borrowings	12,638.68	15,398.08
	Interest free borrowings	(62.27)	(475.50)
	Net cash generated/(used) from Financing Activities	985.00	6,041.27
		C	
	Net increase/ (decrease) in cash & cash equivalents (A + B + C)	(30.05)	(49.35)
	Cash and cash equivalents (opening)	101.86	151.21
	Cash and cash equivalents (closing)	71.81	101.86
(D)	<u>Cash and cash equivalents includes:</u>		
	Cash on hand	5.11	0.28
	Bank balances	1.63	42.97
	Fixed deposits having maturity of less than 3 months	65.07	58.61
		71.81	101.86
Significant accounting policies & notes		1-53	

Notes to Accounts form an integral part of financial statements

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No.: 107556W



Dhaval B. Selwadia
Partner
Membership No. 100023



For and on behalf of the Board



(Faizan Pasha)
Director
(DIN:06457095)

(Jessie Kuruvilla)
Director
(DIN:02290242)

Place : Mumbai

Date : 30 JUN 2021

Place : Mumbai

Date : 30 JUN 2021

MIG (Bandra) Realtors And Builders Private Limited
Statement of Changes in Equity for the year ended March 31, 2021
All amounts are in INR (Lakhs) otherwise stated

A. Equity Share Capital

Particulars	Amount
Balance as at March 31, 2019	190.34
Changes in equity share capital during the year ended March 31, 2020	-
Balance as at March 31, 2020	190.34
Changes in equity share capital during the period ended March 31, 2021	-
Balance as at March 31, 2021	190.34

B. Other Equity

Particulars	Retained Earnings	Other Comprehensive Income	Total
Balance as at March 31, 2019	(20,019.81)	40.74	(19,979.07)
(Loss) for the year ended March 31, 2020	(9,228.49)	-	(9,228.49)
Less: Adjustment consequent to implementation of educational material on borrowing costs (refer note no. 43.2)	(3,059.00)	-	(3,059.00)
<u>Other Comprehensive Income for the year, net of income tax</u>	-	18.74	18.74
Remeasurement gains on defined benefit plan	-	18.74	18.74
Balance as at March 31, 2020	(32,307.30)	59.48	(32,247.82)
(Loss) for the year ended March 31, 2021	(7,718.54)	-	(7,718.54)
<u>Other Comprehensive Income for the year, net of income tax</u>	-	17.66	17.66
Remeasurement gains on defined benefit plan	-	17.66	17.66
Balance as at March 31, 2021	(40,025.84)	77.14	(39,948.70)

Summary of significant accounting policies

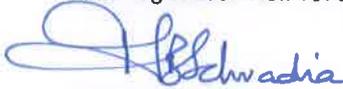
2

Refer accompanying notes. These notes are an integral part of the financial statements

1-53

As per our attached report of even date

For M. A. Parikh & Co.
Chartered Accountants
Firm Registration No.: 107556W



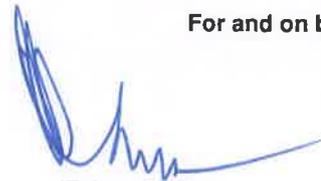
Dhaval B. Selwadia
Partner
Membership No. 100023



Place : Mumbai

Date : 30 JUN 2021

For and on behalf of the Board



(Faizan Pasha)
Director
(DIN:06457095)



(Jessie Kuruvilla)
Director
(DIN:02290242)

Place : Mumbai

Date : 30 JUN 2021

MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

1 Company background :

MIG (Bandra) Realtors and Builders Private Limited (the "Company") is incorporated and domiciled in India. The Company is subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its principal place of business in Mumbai and its Registered Office is at DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai - 400011.

The Company is engaged in the real estate development and has embarked upon to develop a residential project know as "Ten BKC" situated at Bandra, Mumbai. Refer note nos. 34.1. to 34.10, which gives the status of the project

The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 30th June, 2021 in accordance with the provisions of the Act and are subject to the approval of the shareholders at the Annual General Meeting.

2 Significant accounting policies, accounting Judgements, estimates and assumptions :

2.01 Basis of preparation and measurement :

(a) Basis of preparation -

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The financial statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently to all the periods presented in the financial statements.

The financial statements are presented in Indian Rupee ("INR"), the functional currency of the Company. Items included in the financial statements of the Company are recorded using the currency of the primary economic environment in which the Company operates (the 'functional currency')."

(b) Basis of measurement -

These Ind AS financial statements have been prepared on a historical cost basis, except for financial assets and liabilities measured at fair value (refer accounting policy no. 2.09 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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

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

The principal or the most advantageous market must be accessible by the Company.

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

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

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



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole :

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

2.02 Current and non-current classification of assets and liabilities and operating cycle :

All assets and liabilities are presented in the Balance Sheet based on current or non-current classification as per Company's normal operating cycle and other criteria set out in the division II of Schedule III of the Act.

Based on the nature of services rendered and the time between the acquisition of assets and their realisation, the Company has ascertained its operating cycle as twelve months for the purpose of current / non-current classification of assets and liabilities.

2.03 Property, plant and equipment :

Property, Plant and Equipment are recorded at their cost of acquisition, net of MODVAT / CENVAT, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

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

2.04 Depreciation :

Depreciation on property, plant and equipment is provided on straight line method in accordance with the provisions of Schedule II to the Companies Act, 2013. The Management believes that the estimated useful lives as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used.

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

2.05 Intangible assets and amortisation thereof :

The cost relating to Intangible assets, with finite useful lives, which are capitalised and amortised on a straight line basis up to the period of three years, is based on their estimated useful life.

An item of Intangible Asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

The residual values, useful lives and methods of amortisation of Intangible Assets are reviewed at each financial year end and adjusted prospectively, if appropriate.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

2.06 Impairment of tangible and intangible assets

Carrying amount of tangible and intangible assets are reviewed at each Balance Sheet date. These are treated as impaired when the carrying cost thereof exceeds its recoverable value. Recoverable value is higher of the asset's net selling price or value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Net selling price is the amount receivable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties, less the cost of disposal. An impairment loss is charged for when an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

2.07 Inventories :

Inventories comprise of : (i) Project Work-In-Progress representing properties under construction / development and (ii) Building Materials representing inventory yet to be consumed.

Project work-in-progress (representing properties under development/construction) is valued at lower of cost or net realizable value. Direct expenses and construction overheads are taken as the cost of the project. The project costs comprise of:

- (a) Cost of development rights – includes cost of land, including development rights thereof, registration charges, stamp duty and other incidental expenses.
- (b) Construction and development cost – includes cost such as materials, services, depreciation on assets used for project purposes that relates directly to the project and costs that can be attributed to the project activities in general.
- (c) It also includes any adjustment arising due to foreseeable losses.

2.08 Revenue recognition :

(a) Sale of properties -

Revenue from sale of properties under construction is recognized when it satisfies a performance obligation by transferring a promised good or service to a customer in accordance with Ind AS 115. An entity 'transfers' a good or service to a customer when the customer obtains control of that asset. Control may be transferred either at a point in time or over time.

An entity transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time if one of the following criteria is met :

- (i) the customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs;
- (ii) the entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- (iii) the entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

Revenue is recognised at a point in time if it does not meet the above criteria.

The Cost in relation to properties under development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period in respect of contracts recognised and the balance cost to fulfil the contracts is carried over under other current assets. Impairment loss is recognised in the Statement of Profit and Loss to the extent carrying amount exceeds the remaining amount of consideration of the contracts entered into with the customers as reduced by the costs that have not been recognised as expenses.

(b) Other operating income -

Other operating income is accounted for on accrual basis except for interest on delayed payments from allottees, which is accounted for when there is no uncertainty existing as to its ultimate collection.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

(c) Interest income -

For all financial instruments measured at amortised cost, interest income is measured using the Effective Interest Rate (EIR), which is the rate that exactly discounts the estimated future cash flows through the contracted or expected life of the financial instrument, as appropriate, to the net carrying amount of the financial asset.

2.09 Financial instruments :

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

(i) Financial assets –

(a) Initial recognition and measurement–

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

(b) Subsequent measurement –

For purposes of subsequent measurement, financial assets are classified in following categories :

- Financial assets at Amortised Cost.
- Financial assets at Fair Value through Other Comprehensive Income. (FVTOCI)
- Financial assets at Fair Value through Statement of Profit and Loss. (FVTPL)

Financial assets at amortized cost

A financial asset is measured at the amortised cost if both the following conditions are met :

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- 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. Amortised cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

Financial assets at FVTOCI

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test : The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test : The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at FVTPL

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

All other financial assets are measured at fair value through profit or loss.

(c) Derecognition –

A financial asset (or, where applicable, a part of a financial asset or group of similar financial assets) is primarily derecognised (i.e. removed from the Company's statement of financial position)

- i. The rights to receive cash flows from the asset have expired, or
- ii. The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either;
 - the Company has transferred substantially all the risks and rewards of the asset, or



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

- the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(d) Impairment of financial assets –

The Company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss of financial assets at amortised cost.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the Company does not track changes in credit risk but recognises impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the Company uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

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

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

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

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

(ii) Financial liabilities –

(a) Initial recognition and measurement -

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, trade and other payables and financial guarantee contracts.

(b) Subsequent measurement -

This is dependent upon the classification thereof as under :

- (i) At amortised cost
- (ii) At fair value through profit and loss



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR amortisation is included as finance costs in the statement of profit and loss.

(c) Derecognition -

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

(iii) 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 realise an asset and settle the liabilities simultaneously.

(iv) Compound financial instruments -

These are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements.

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and recognised as a liability on an amortised cost basis using the EIR until extinguished upon conversion or on maturity. The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole and recognised as equity, net of the tax effect and remains in equity until the conversion option is exercised, in which case the balance recognised in equity will be transferred to another component of equity. If the conversion option remains unexercised on the maturity date, the balance recognised in equity will be transferred to retained earnings and no gain or loss is recognised in profit or loss upon conversion or expiry of the conversion option.

Transaction costs are allocated to the liability and equity component in proportion to the allocation of the gross proceeds and accounted for as discussed above.

2.10 Employee benefits :

(a) Short term employee benefits -

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

(b) Post employment benefits -

(i) Defined contribution plans -

Defined Contribution Benefit Plans is charged to Statement of Profit and Loss or Project Work in Progress, if it is directly related to a project.

(ii) Defined benefit plans -

Provision for Gratuity is recorded on the basis of actuarial valuation certificate provided by the actuary using projected unit credit method.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Any changes in the liabilities over the year due to changes in actuarial assumptions or experience adjustments within the plans, are recognised immediately in 'Other comprehensive income' and subsequently not reclassified to the Statement of Profit and Loss. Net interest expense / (income) on the defined liability / (assets) is computed by applying the discount rate, used to measure the net defined liability / (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Statement of Profit and Loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

(iii) Other long term employment benefits -

Company's liability towards compensated absences is determined by an independent actuary using Projected Unit Credit Method. Past services are recognised on a straight line basis over the average period until the benefits become vested. Actuarial gains and losses are recognised immediately in the Statement of Profit and Loss as income or expense. Obligation is measured at the present value of the estimated future cash flows using a discounted rate that is determined by reference to the market yields at the Balance Sheet date on Government Bonds where the currency and terms of the Government Bonds are consistent with the currency and estimated terms of the defined benefit obligation.

2.11 Leases :

At inception of a contract, company shall assess whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

Effective 01 April 2019, the Company has adopted Indian Accounting Standard 116 (Ind AS 116) -'Leases' using the practical expedient, applied to contracts that were not completed as on the transition date i.e. 01 April 2019 and has been created right to use and lease liability as on April 1, 2019. Accordingly, the comparative amounts of rental expenses, amortization of right to use, and the corresponding interest cost, right to use / lease liabilities have not been retrospectively adjusted. The effect on adoption of Ind-AS 116 was not material to the Company.

At the Inception, lessee shall recognise and measure Right-of-use asset and lease liability at cost. Right to use assets shall comprise initial measurement of lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

Lease liability is the present value of the lease payments that are not paid. These lease payments shall be discounted using the interest rate implicit in the lease (if readily determined) otherwise should be discounted at lessee's incremental borrowing rate.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

If the lease contract transfers ownership of the underlying asset, at the end of the lease term or if, the cost of the right-of-use asset reflects that the lessee will exercise a purchase option, then depreciate the right-of-use asset over the useful life of the underlying asset. Otherwise, depreciate the right-of-use asset till the end of the useful life of the right-of-use asset or the end of the lease term, whichever is earlier.

The lease term as the non-cancellable period of a lease, together with both: (a) periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option; and (b) periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option. Subsequently, lessee shall measure the right-of-use asset applying a cost model.

2.12 Borrowing costs :

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cost of such assets less interest earned on the temporary investment. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to Statement of Profit & Loss in the year in which they are incurred.

2.13 Taxes on income :

Income Tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to items recognised directly in Equity or in Other Comprehensive Income.

(i) Current income taxes -

Current tax is the expected tax payable/receivable on the taxable income/loss for the year using applicable tax rates at the Balance Sheet date, and any adjustment to taxes in respect of previous years. Interest expenses and penalties, if any, related to income tax are included in finance cost and other expenses respectively. Interest Income, if any, related to Income tax is included in current tax expense.

(ii) Deferred taxes -

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

A deferred tax liability is recognised based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted, or substantively enacted, by the end of the reporting period.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax asset is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

2.14 Provisions and contingent liabilities :

Provisions are recognised when the Company has a present obligation (legal or constructive) 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. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

When the Company expects some or all of a provision to be reimbursed, the same is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Contingent assets are not recognised in the financial statements if the inflow of the economic benefit is probable than it is disclosed in the financial statements.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

2.15 Exceptional items :

When items of income and expense within statement of profit and loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such material items are disclosed separately as exceptional items.

2.16 Earnings per share (EPS) :

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

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

2.17 Cash and cash equivalents :

Cash and cash equivalents for the purpose of Cash Flow Statement comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

2.18 Statement of cash flows :

Cash Flow Statement is prepared under the Indirect Method as prescribed under the Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

2.19 Commitments :

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows :

- (a) The estimated amount of contracts remaining to be executed on capital accounts and not provided for; and



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

- (b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

2.20 Judgements :

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effects on the amounts recognised in the financial statements :

- (a) Status of the Project (refer note no. 34)
(b) Assessment of recoverability aspect of loans (refer note no. 11 to 11.4)
(c) Assessment of the status of various legal cases and other disputes where the Company does not expect any material outflow of resources and hence these are reflected as contingent liabilities (refer note no. 32)
(d) Assessment of amortised cost of financial assets and liabilities.

2.21 Estimates and assumptions :

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

- (a) Provision for hardship compensation including additional (refer note no. 22, 34.7, 36 and 36.2).
(b) Provision for interest on security deposit (refer note no. 22 and 38)
(c) Provision for approval cost (refer note no. 22 and 35)
(d) Write down of inventory/Reversal of write down of inventory (refer note no. 8.2)
(e) Recognition of deferred tax (refer note no. 6.4)

(f) **Project estimates -**

The Company, being a real estate development company, prepares budgets in respect of its project to compute project profitability. The major components of project estimates are 'budgeted costs to complete the project' and 'budgeted revenue from the project'. While estimating these components various assumptions are considered by the management such as:

- (i) Work will be executed in the manner expected so that the project is completed timely;
(ii) Estimates for contingencies; and
(iii) Price escalations etc.

Due to such complexities involved in the budgeting process, project estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

- (g) Revenue from contracts and incurrence of project costs there against. (refer note no. 41)

(h) **Defined benefit plans**

The cost and present value of the gratuity obligation and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, attrition rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

2.22 Recent accounting developments

Ministry of Corporate Affairs has not notified new standard or amendments to the existing standards which would have been effective from April 1, 2021.



3 Property, plant and equipment

Carrying amounts of :

Particulars	As at March 31, 2021	As at March 31, 2020
Porta cabin	0.36	0.36
Furniture and fixtures	0.33	0.38
Computers	0.51	0.81
Office equipment's	0.43	0.65
Vehicles	2.10	2.10
Total	3.72	4.28

3.1 Particulars	Furniture and fixtures	Vehicles	Office equipment's	Computers	Porta cabin	Total
Balance at March 31, 2019	1.21	23.50	1.77	9.35	7.10	42.93
Additions	-	-	-	-	-	-
Balance at March 31, 2020	1.21	23.50	1.77	9.35	7.10	42.93
Additions	-	-	-	-	-	-
Balance at March 31, 2021	1.21	23.50	1.77	9.35	7.10	42.93
Accumulated depreciation and impairment						
Balance at March 31, 2019	0.78	18.61	0.88	7.89	6.75	34.90
Depreciation	0.05	2.80	0.24	0.66	-	3.74
Balance at March 31, 2020	0.83	21.40	1.12	8.55	6.75	38.65
Depreciation	0.05	-	0.22	0.30	-	0.57
Balance at March 31, 2021	0.88	21.40	1.34	8.84	6.75	39.21

4 Other Intangible Assets

Carrying amounts of :

Particulars	As at March 31, 2021	As at March 31, 2020
License	-	-

4.1 Particulars	License
Balance at March 31, 2019	0.67
Additions	-
Balance at March 31, 2020	0.67
Additions	-
Balance at March 31, 2021	0.67
Accumulated amortisation	
Balance at March, 2019	0.63
Amortisation for the year	0.04
Balance at March 31, 2020	0.67
Amortisation for the year	-
Balance at March 31, 2021	0.67
Carrying amounts of :	
Balance at March 31, 2020	-
Balance at March 31, 2021	-



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

5 Other non current financial assets

Particulars	As at March 31, 2021	As at March 31, 2020
Unsecured, considered good		
Security deposits	172.33	154.16
Fixed deposits with maturity more than 12 months (*)	40.83	38.40
Total	213.17	192.56

(*) Placed with bank as a lien against bank guarantee given to Maharashtra Pollution Control Board.

6 Income taxes

The income tax expense consists of the following:

Particulars	As at March 31, 2021	As at March 31, 2020
Current tax expenses/(benefit)	-	-
Deferred tax expenses/(benefit)	-	495.27
Total income tax expenses recognised in the current year	-	495.27

6.1 The reconciliation of estimated income tax expense at statutory income tax rate to income tax expense reported in Statement of Profit and Loss is as follows:

Particulars	As at March 31, 2021	As at March 31, 2020
Loss before income taxes	(7,718.54)	(8,733.23)
Applicable income tax rate	25.17%	25.17%
Expected income tax benefit (A)	(1,942.60)	(2,198.15)
Tax effect of adjustments to reconcile expected Income tax benefit to reported income tax expense		
- Expense not allowed for tax purpose	1,746.56	1,491.22
- Expenses allowable on payment basis	(23.14)	606.21
- Difference in book and tax depreciation	0.06	0.67
- Income not taxable	(41.53)	(7.98)
- Other timing differences	-	149.76
- Unabsorbed business losses and depreciation allowance	-	302.41
- Deferred tax asset not recognised on unabsorbed losses and depreciation allowance	260.65	-
- Reversal of deferred tax on account of change in rates	-	151.12
(B)	1,942.60	2,693.42
	-	495.27

6.2 Deferred tax assets

Particulars	As at March 31, 2021	As at March 31, 2020
Deferred tax assets	6,184.75	6,184.75
Deferred tax liability	(423.56)	(423.56)
	5,761.20	5,761.20

6.3 The reconciliation of estimated income tax expense at statutory income tax rate to income tax expense reported in statement of profit and loss is as follows:

Particulars	As at March 31, 2021	As at March 31, 2020
Opening Balance	5,761.20	5,233.83
Add: Adjustment consequent to implementation of educational material on borrowing cost (refer note no. 43.2)	-	1,028.93
	5,761.20	6,262.77
Recognised / reversed through statement of profit and loss		
- Fair value adjustments of financial assets	-	230.82
- Disallowances under section 40(a)(ia) / 40(A)(7) / 43B	-	546.43
- Difference between book & tax depreciation	-	0.81
- Fair value adjustments of financial liabilities	-	(761.38)
- Unabsorbed business losses and depreciation allowance	-	(518.25)
Closing Balance	5,761.20	5,761.20



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

- 6.4 The carrying amount of deferred tax asset is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Accordingly, considering the uncertainties and other interrelated factors relating to the project, on the principle of conservatism, deferred tax asset for the year has not been recognised but no adjustment therefor has been made to the carrying amount of deferred tax asset so recognised as upto 31st March, 2020, keeping in view the expected overall profitability on the execution of the project. Reference is drawn to note no. 34.1 to 34.10 and note no. 40

7 Other non current assets

Particulars	As at March 31, 2021	As at March 31, 2020
Current tax recoverable	424.06	482.58
Prepaid expenses	374.16	374.18
Total	798.22	856.76

8 Inventories

Particulars	As at March 31, 2021	As at March 31, 2020
(Valued at lower of cost or net realisable value)		
Project work-in-progress (refer note no. 8.1 and 8.2)	109,291.63	98,364.46
Total	109,291.63	98,364.46

- 8.1 Refer note no. 16.1 for charges created on 345 units under construction for borrowings made by the company. Further, there are charges on the following units under constructions for borrowings made by others.
(a) On 10 units for loan of Rs. 76,000.00 lakhs taken by Radius from HDFC Bank Limited
(b) On 8 units for loan of Rs. 2,500.00 lakhs taken by Radius from Beacon Trusteeship Limited
- 8.2 Project work-in-progress is valued at lower of cost and net realisable value, having regard to the parameters and circumstances explained vide note no. 34.1 to 34.10 and note no. 40, being the management assertions for the completion of the project.

9 Current financial assets - Trade receivables

Particulars	As at March 31, 2021	As at March 31, 2020
Unsecured, considered good (refer note no. 9.1 and 9.2)	1,994.06	1,994.06
Total	1,994.06	1,994.06

- 9.1 Include amount due from Radius - Rs. 1,500.00 lakhs (previous year Rs. 1,500.00 lakhs). Reference is drawn to note no. 38
- 9.2 Balance trade receivables are from customers against sale of flats. Reference is drawn to note no. 33

10 Cash and cash equivalents

Particulars	As at March 31, 2021	As at March 31, 2020
Balances with banks	1.63	42.97
Cash on hand	5.11	0.28
Other bank balance		
Fixed deposits having maturity of less than 3 months*	65.07	58.61
Total	71.81	101.86

*Includes accrued interest



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

11 Current financial assets - Loans

Particulars	As at March 31, 2021	As at March 31, 2020
Unsecured, considered good		
Security deposit	-	50.00
<u>Loans to: (refer note no.11.1) (interest free, repayable on demand)</u>		
Holding company (refer note no.48)	7,033.52	15,282.41
Fellow subsidiaries (refer note no.48)	1,357.97	1,423.76
Related parties (refer note no.11.2 and 48)	12,700.62	6,217.95
Companies (refer note no.11.3)	20,959.09	20,518.95
	42,051.20	43,443.07
Unsecured, credit impaired		
<u>Loans to: (refer note no. 11.4) (interest free, repayable on demand)</u>		
Companies	4,244.82	4,244.82
Less: Allowance for bad and doubtful loans	(4,244.82)	(4,244.82)
	-	-
Total	42,051.20	43,493.07

11.1 The entities to whom loans have been granted, have incurred losses during the year and/or have negative net worth as at the year end, but the underlying projects in such entities are in the early stages of real estate development and are expected to achieve adequate profitability on substantial completion and/or the expected profitability from ongoing operations and/or have current market values of certain properties which are in excess of the carrying values. The said position does not change during the year ended 31st March, 2021. Accordingly, in the opinion of the management, no provision is considered necessary for expected credit losses in respect of loans given to such entities, which are considered good and fully recoverable.

11.2 Loans to related parties:

11.2.1 Marine Drive Hospitality and Realty Private Limited (Marine Drive) - Rs. 10,308.85 lakhs

The holding company which holds investments in equity and preference shares of the related party to whom the loan has been given, has valued the said investments through FVTPL/ FVTOCI. Accordingly, it proposes to provide for fair value loss of Rs. 87,153.94 lakhs as up to 31st March, 2021, whereby the investments would be carried at Rs. 63,445.97 lakhs as on the said date. In determining the fair value, the holding company has concluded that the said related party will be able to settle all its liabilities (secured and unsecured), which include loan granted by the company to the said related party and YJ (refer note no. 11.3.1). Therefore, in the standalone/consolidated financials statements of holding company loans granted to the said related company is considered as good for recovery and fully recoverable. In view of these factors, the loan granted by the company to the said related party is considered as good for recovery and fully recoverable.

11.2.2 Neelkamal Realtors Towers Private Limited - Rs. 2,375.56 lakhs

The holding company holds 43% of equity of the said related party, which has negative net worth of Rs. 1,488.36 lakhs as on 31st March, 2021 and has not provided for interest on secured term loan. The holding company has concluded that there is no permanent diminution in value of its investment in the said company and hence in the standalone/consolidated financials statements of holding company loans granted to the said related company is considered as good for recovery and fully recoverable. In view of these factors, the loan granted by the company to the said related party is considered as good for recovery and fully recoverable.

11.3 Loans to companies:

11.3.1 Y J Realty and Aviation Private Limited - Rs. 13,441.30 lakhs

The company, in an earlier year, had discharge the corporate guarantees given to ICICI Bank Ltd on behalf of YJ Realty & Aviation Pvt. Ltd. (YJ), by entering into various agreements whereby 27 units of it's project were sold to ICICI Bank for total consideration of Rs. 10,918.09 lakhs. The said amount and further loan granted, aggregating to Rs. 13,441.30 lakhs granted to YJ is considered good for recovery though it has incurred losses and has negative net worth on account of value of underlying asset as well as the expected recovery of loan granted by it to Marine Drive, the outstanding balance whereof as on 31st March, 2021 is Rs. 26,404.08 lakhs. Further, under the circumstances explained vide note no. 11.2.1 hereinabove, in the standalone/consolidated financials statements of holding company loans granted to the said related company is considered as good for recovery and fully recoverable. In view of these factors, the loan granted by the company to the said related party is considered as good for recovery and fully recoverable.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

11.3.2 Neelkamal Realtors and Builders Private Limited - Rs. 7,517.79 lakhs

The company has granted interest free loan to Neelkamal Realtors & Builders Private Limited (NRBPL) (a group company) and the balance as on 31st March, 2021 is Rs. 7,517.79 lakhs. The net worth of NRBPL is much lower than the loan amount; but in the opinion of the management considering the realisable value of underlying immovable properties and other assets, there shall not be any shortfall in recovery of the loan amount. Accordingly, the loan is good for recovery.

11.4 Loans classified as credit impaired:

The Company in prior year(s) had granted loans to companies aggregating to Rs. 4,244.82 lakhs and upon their net worth having completely eroded, with no business plans & as the assets of these companies will be used in discharging secured debts and/or third party liabilities, no amount was expected to recover there against, the same were classified as credit impaired and provision was made for doubtful recovery. There is no change in the said position at on 31st March, 2021.

12 Current - Other financial assets

Particulars	As at March 31, 2021	As at March 31, 2020
Unsecured, considered good		
Statutory dues receivable from allottees (refer note no.33)	142.62	142.65
Other receivables :		
Related parties	38.88	46.97
Others (refer note no.38 for the amount due from Radius)	443.21	406.51
(Unsecured, credit impaired)		
Other receivables	-	165.00
Less : provision for doubtful advance	-	(165.00)
	-	-
Total	624.71	596.13

13 Current - Other assets

Particulars	As at March 31, 2021	As at March 31, 2020
Advance for acquisition of joint development rights (refer note no.13.1)	1,846.00	1,846.00
Balances with statutory authorities	28.08	29.60
Trade advances	0.30	0.26
Total	1,874.38	1,875.86

- 13.1** The company along with the holding company and fellow subsidiary companies have entered into a memorandum of understanding with a company for acquiring substantial part of the development rights in the property located at Colaba, Mumbai and accordingly have placed aggregate interest free security deposit of Rs. 8,933.90 lakhs which include company's share of Rs. 1,846.00 lakhs. The holding company is confident that the Group would develop a real estate project thereon and the said advance in its standalone/consolidated financial statements has been considered good for recovery and fully recoverable.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

14 Equity share capital

14.1 Details of authorised, issued, subscribed and paid up share capital

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	Number	Amount	Number	Amount
Authorised				
Equity shares of Rs.10/- each	2,300,000	230.00	2,300,000	230.00
	2,300,000	230.00	2,300,000	230.00
Issued				
Equity shares of Rs.10/- each	1,903,400	190.34	1,903,400	190.34
	1,903,400	190.34	1,903,400	190.34
Subscribed & fully paid up				
Equity shares of Rs.10/- each fully paid up	1,903,400	190.34	1,903,400	190.34
	1,903,400	190.34	1,903,400	190.34

14.2 Reconciliation of number of equity shares

Particulars	Opening balance	Fresh issue	Closing balance
Equity shares			
Year ended 31st March,2020			
-Number of equity shares	1,903,400	-	1,903,400
-Amount	190.34	-	190.34
Year ended 31st March,2021			
-Number of equity shares	1,903,400	-	1,903,400
-Amount	190.34	-	190.34

14.3 Rights, preferences and restrictions attached to equity shares:

The company has only one class of equity share having a par value of Rs.10 per share. Each holder of equity share is entitled for one vote per share. Accordingly, all equity shares rank equally with regards to dividends and share in the company's residual assets. The equity shareholders are entitled to receive dividend as and when declared. In the event of liquidation, the equity shareholders are eligible to receive the residual assets of the company after distribution of all preferential amounts in proportion to the number of equity shares held.

14.4 Detail of number of shares held by the holding company:

19,03,400 equity shares (Previous year 19,03,400) are held by D B Realty Limited, the holding company and its nominees

14.5 Details of shareholders holding more than 5% Shares:

Name of Shareholder	As at 31st March, 2021		As at 31st March, 2020	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity shares				
D B Realty Ltd. and its nominees	1,903,400	100.00	1,903,400	100.00
	1,903,400	100.00	1,903,400	100.00



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

15 Other equity

Particulars	As at March 31, 2021	As at March 31, 2020
Reserves & surplus		
A. Retained earnings		
Balance as at the beginning of the year	(32,307.30)	(20,019.81)
Less: Adjustment consequent to implementation of educational material on borrowing costs (refer note no. 43.2)	-	(4,087.93)
Add: Deferred tax on the above	-	1,028.93
Add: (Loss) for the year	(7,718.54)	(9,228.49)
Balance as at the end of the year	(40,025.84)	(32,307.30)
B. Other comprehensive income		
Opening balance	59.48	40.74
Remeasurement gains of defined benefit plan (net)	17.66	18.74
Closing balance	77.14	59.48
Total	(39,948.70)	(32,247.82)

16 Long term borrowings

Particulars	As at March 31, 2021	As at March 31, 2020
Secured		
From HDFC Limited (refer note no. 16.1 and 16.2)	113,058.92	100,420.24
Total	113,058.92	100,420.24

16.1 Securities of term loans from HDFC Ltd

- Mortgage on unsold units admeasuring 4,88,236 sq. ft. saleable area along with balance receivables from sold area admeasuring 2,69,650 sq. ft saleable area, in the property called Ten BKC, being developed in land admeasuring 20,149.32 sq. meters bearing survey no. Plot No. C.N. No. /CTS No. / Survey No./ Final Plot No CTS No 649,649/1 to 649/48, Gandhi Nagar, Bandra East , Mumbai hereinafter referred to as the Secured Project.
- Charge on entire receivables arising from the Secured Project mentioned above both present and future.
- 2nd Charge on the Grand Hyatt Goa Hotel and its receivables with First Charge with Yes Bank Limited, which is permitted to lend up to Rs. 3,000 crore without taking HDFC Ltd prior approval.
- Pledge of 99.9% shares of MIG (Bandra) Realtors & Builders Private Limited held by DB Realty Limited.
- Personal Guarantee of Mr. Vinod Goenka & Mr. Shahid Balwa.
- Pledge of 6.40 crore shares of DB Realty Limited owned by family members of Mr. Vinod Goenka and Neelkamal Tower Construction LLP
- Corporate Guarantee of the holding company.

16.2 Terms of repayment :

a. Repayment schedule of HDFC Ltd

Year	Term Loan
28.02.2025	13,058.92
31.03.2025	20,000.00
30.04.2025	20,000.00
31.05.2025	20,000.00
30.06.2025	20,000.00
30.07.2025	20,000.00

b. Rate of Interest - Applicable HDFC prime lending rate (CPLR) plus/minus spread. Applicable rate during the year was 11%

17 Non-current provisions

Particulars	As at March 31, 2021	As at March 31, 2020
Provision for employee benefits: (unfunded) (refer note no.47)		
- leave encashment	29.67	40.47
- gratuity	99.18	123.22
Provision for approval cost (refer note no. 35)		17,711.03
Total	128.85	17,874.71



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

18 Short term borrowings

Particulars	As at March 31, 2021	As at March 31, 2020
Unsecured:		
Loans from related parties (refer note no. 18.1)	42.46	104.72
Total	42.46	104.72

18.1 Loans are interest free and repayable on demand

19 Trade payables

Particulars	As at March 31, 2021	As at March 31, 2020
- Total outstanding dues of micro enterprises and small enterprises (refer note no.45)	25.10	16.91
- Total outstanding dues of creditors other than micro enterprises and small enterprises	736.86	818.89
Total	761.96	835.80

20 Other financial liabilities

Particulars	As at March 31, 2021	As at March 31, 2020
Interest accrued and due	5,302.40	872.36
Deferred payment liabilities:		
- Approval cost	14,148.18	-
Amount refundable against cancellation of flats (refer note no. 33)	1,299.69	1,300.10
Employee benefits payable	834.37	633.25
Compensation payable (refer note no. 38)	7,664.14	7,664.14
Other payables	687.23	586.78
Total	29,936.00	11,056.63

21 Other current liabilities

Particulars	As at March 31, 2021	As at March 31, 2020
Sales consideration from customers, pending recognition (refer note no. 33 and 41)	29,333.28	29,276.31
Statutory dues (refer note no. 37)	2,782.96	2,336.87
Total	32,116.24	31,613.18

22 Short term provisions

Particulars	As at March 31, 2021	As at March 31, 2020
Provision for employee benefits: (unfunded) (refer note no.47)		
- leave encashment	17.42	66.90
- gratuity	89.34	96.99
Provision for project related obligations		
- approval cost (refer note no. 35)	-	-
- hardship compensation (refer note no. 34.7 and 36)	-	4,427.76
- additional hardship compensation (refer note no. 34.7, 34.8 and 36.2)	14,332.54	14,332.54
- additional hardship compensation (refer note no. 34.7, 34.8 and 36.2)	7,965.41	474.97
Provision for interest on security deposit (refer note no. 38)	3,993.30	3,993.30
Total	26,398.01	23,392.46



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

23 Revenue from operations

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Revenue from contracts with customers (refer note no. 41 and 42)	(18.50)	3,910.27
Other operating revenue :		
Interest on delayed payments from customers	-	3.42
Total	(18.50)	3,913.68

24 Other income

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Interest income:		
- on financial assets at amortised cost	10.84	23.80
- Insurance claim	1.42	-
- on income tax refund	2.54	0.00
Total	14.80	23.80

25 Project related expenses

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Hardship and other compensation (refer note no. 36.2)	8,648.01	(2,788.42)
Approval cost (refer note no. 35.1 to 35.4)	(7,990.60)	(10,282.44)
Professional fees	44.35	527.50
Legal fees	250.61	259.10
Contractors charges	0.86	1.88
Printing, stationery and telephone expenses	-	2.59
Conveyance and travelling expenses	-	14.10
Rates & taxes	505.30	2,400.71
Employee benefits		
- Salaries, allowances and bonus	337.18	667.34
- Contribution to provident fund and other allied funds	25.97	12.74
- Gratuity	18.72	19.00
- Staff welfare and other amenities	0.26	3.26
Financial costs (refer note no. 29)	7,727.79	2,024.75
Less : Amount received from members (refer note no.41(c))	9,568.47	(7,137.90)
	-	820.67
Total	9,568.47	(7,958.57)

26 Changes in Inventories of project work-in-progress

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Balance as of commencement of the year		
- Project work in progress	98,364.46	109,555.64
Less: Balance as of end of the year		
- Project work in progress	109,291.63	98,364.46
Total	(10,927.17)	11,191.17



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements

27 Employee benefits expenses

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
- Salaries, allowances and bonus and gratuity	504.93	514.96
- Contribution to provident fund	38.79	9.56
- Staff welfare and other amenities	0.39	2.45
Total	544.12	526.96

28 Finance cost

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Interest expenses (effective interest rate method)		
- On financial liabilities at amortised costs	12,339.99	9,951.88
Interest on deferred payment liabilities (refer note no. 35.4)	3,681.44	(819.40)
Interest on delayed payment to vendors covered under MSMED Act.	-	1.06
Interest on delayed payment of statutory dues	0.01	0.26
	16,021.45	9,133.80
Less: Transferred to project expenses (*) (refer note no. 43.1)	7,727.79	2,024.75
Total	8,293.66	7,109.05

(*) Figures for March, 2020 Include impact of Rs. 2,978.00 lakhs (reduction in capitalisation of borrowing cost) for March, 2019 on account of change in basis of capitalisation.

29 Other expenses

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Professional fees (refer note no. 29.1)	68.24	49.57
Legal fees	-	2.00
Business promotion expenses	0.97	8.99
Liquidated damages (refer note no. 36.3)	100.00	(250.00)
Provision for doubtful advance	(165.00)	185.00
Irrecoverable advance written off	165.00	125.00
Rent, rates & taxes	50.54	74.99
Printing, stationery and telephone expenses	1.10	1.94
Conveyance and travelling expenses	7.25	10.58
Commission & brokerage	-	54.61
Electricity charges and water charges	-	9.42
Miscellaneous expenses	7.10	26.22
Total	235.21	298.31

29.1 Payment to auditors

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
- Audit fees	8.84	6.50
- Other services	14.19	8.08
- Reimbursement of expenses	0.07	0.15
Total	23.10	14.73

30 Exceptional items

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Donation to a political party (refer note no.30.1)	-	1,500.00
Total	-	1,500.00

30.1 In the preceding year, the company had given donation of Rs. 1,500.00 lakhs to Prudent Electoral Trust, which was shown as part of an exceptional item.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

- 31 The company in the year ended 31st March, 2012 was called upon to pay Rs. 1,209.09 lakhs as offsite infrastructure charges in terms of the revised offer letter issued by the authorities for which it has filed a petition before the Hon' Bombay High Court challenging the same as wrongful levy and imposition in the pretext of development charges, which is sub-judice. The said amount in the accounts was allocated to the value of project work-in-progress.
- 32 There are certain on-going litigations relating to the project, the outcome of which is unascertainable. In the opinion of the management and their legal team, the matters are expected to be settled in favour of the company and no provision for the same is required. The outflow (if any) will coincide with the final outcome of the said matters.
- 33 In the opinion of the management and their sales team, there are no claims on the company by the customers as well as in respect of amounts refundable against cancellation of flats and hence, no provision for the same is required. Further, the management and their sales team confirms that there no cancellation of flats as upto the date of authorisation of these financial statements. Accordingly, the management expects to realised the debts relating to sale of flats from the customers upon commencement of work.
- 34 **Status of the project**
- 34.1 The company (a wholly owned subsidiary of D B Realty Limited) is a real estate development company and has entered into a Development Agreement with Middle Income Group Co-Operative Society Limited, Bandra East, Mumbai (MIG) to redevelop the property admeasuring 15,907.32 square meters or there about. MIG has 176 members having occupancy rights, title and interest in the flats allotted to them. The project was taken over from L & T Urban Infrastructures Limited and Bombay Dyeing Manufacturing company limited (a joint venture) as on 13.09.2010. Security Deposit of Rs 235.00 lakhs is lying with the MIG, which will be refunded/adjusted as per the terms of Development Agreement. In terms of the Development Agreement, the company has obligations towards the members.
- 34.2 Accordingly, the company undertook the re-development project under the name "Project Bandra" (a residential project) and commenced construction activities in respect thereof. As up to 31st March, 2016, the value of project work-in-progress was Rs. 53,993.41 lakhs and had received advances of Rs. 81.55 lakhs against sale of flats.
- 34.3 However, to complete the Project, the company entered into an agreement dated 31st March, 2016, with Vishwaroop Estates and Developers Private Limited (Now known as Radius Estates and Developers Private Limited) (Radius), whereby cost of construction effective 1st April, 2016 to be incurred and borne by Radius and the saleable area to be shared by and between the company and Radius as defined in the Agreement. The Project to be called as "Ten BKC", which is not completed as upto the year-end.
- 34.4 On consumption of 4.25 FSI plus fungible, the project will comprise of total saleable area of 14,69,249 square feet and providing to members premises as per the terms and conditions of the Development Agreement. The percentage of work completion as on 31st March, 2021 is 33.63% (Pervious Year 33.63%), as certified by the Engineer of the company.
- 34.5 In principle arrangement with MIG
The obligations of the company towards members of MIG are as under:
(a) to provide members premises within stipulated time-frame
(b) to pay hardship compensation
- 34.6 In principle arrangement with Radius
(a) construction cost and fungible FSI effective 1st April, 2016 to be incurred and borne by Radius.
(b) saleable area to be shared by the company and Radius as defined in the Agreement
(c) the company to bear MHADA FSI cost and agreed society hardship compensation
- 34.7 Members Premises
- (i) The company in terms of Development Agreement with MIG had to provide "Members Premises" to the Members by December, 2018, which in terms of the understanding reached in the year ended 31st March, 2019 got extended till June, 2020 (considering RERA circular on account of Covid-19, in the view of the company, the said period has got extended till December, 2020), subject to payment of additional hardship compensation, liquidated damages at the time of completion of the project and provision of corpus along with interest.
- (ii) Further, due to COVID 19 pandemic, the company has invoked the force majeure clause and has submitted to MIG to accept additional hardship compensation at reduced rate from March, 2020 till the end of expected force majeure which is not accepted by MIG.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

34.8 Disputes with MIG

On account of the lockdown, the company invoked the force majeure provision in the Agreement and offered to pay hardship compensation at a reduced rate. In view of such action by the company, MIG terminated the Agreement. The company has invoked Arbitration. The Hon' High Court of Bombay has passed status quo order subject to inter-ala payment of hardship compensation. The primary issue in the arbitration proceedings is whether MIG could terminate the Agreement with the company, in view of the alleged breaches claimed by MIG and disputed by the company. Other issues relates to monetary claims. Construction was stopped on account of lockdown and the work has not recommenced at the site.

The sole arbitrator has passed an interim order with certain stipulations to be complied by June 30, 2021, which inter-ala include furnishing of specified amounts of bank guarantees, fixed deposits with joint name of MIG towards payment of liquidated damages/hardship compensation amongst others. If these conditions are not complied with the stay against MIG shall stand vacated.

As the matter stands, the company is in the process of filing appeal against the interim order and is confident that once the DM partner (refer note no. 34.10) is identified for the project, all stakeholders including the society members will amicably settle for their beneficial interest and for completion of the project.

34.9 Status of agreement executed with Radius

Radius was responsible for the construction and development of the project (refer note no. 34.3), which got affected because of non-arrangement of funds by Radius and hence, effective January, 2020 there has been complete stoppage of work. Though Radius was confident of such arrangement in due course of time, the process got stalled/delayed due to the Covid-19 pandemic. Meanwhile due to default in repayment of dues of loan by Radius, NCLT, based on petition filed by the lender, has initiated insolvency and bankruptcy proceedings against Radius. In view these factors and the parameters explained in note no. 34.10, the company, in terms of its agreement with Radius, shall be exercising their right to step-in for the development of the project. The necessary agreements/arrangements in this regard are pending for execution

34.10 Further developments

The company is in advance stage of discussion with a reputed real estate developer to appoint it as a Development Manager ("DM") partner for development and completion of the project. The Company intends to pass on an agreed percentage of gross revenue to the incoming partner as their fees/revenue share.

The DM shall be responsible for raising funds from its lender for meeting the requirement of funds for obtaining MHADA approvals, statutory approvals related to the project, construction, finishing and completion of the project and shall also be responsible to arrange funds for meeting the MIG society obligations. The proposed development is subject to obtaining consent of the lender of the project and the MIG society.

With the proposed DM in the project, the company is confident that DM shall add value to the project and will help the company in commanding a better price for its unit in the market which will help the company to meet its various secured/unsecured obligations and complete the project.

35 Approval cost

- 35.1** The company as upto March 2019, based on the offer letters by MHADA had provided for approval cost of Rs. 37,683.84 lakhs for the FSI to be used in the project and the classification whereof was made based on the terms. The Government of Maharashtra issued Order in the month of August, 2019, whereby it announced reduction in the rate of premium for FSI. Subsequently, representations were made by MCHI-CREDAI to the Government of Maharashtra for removing certain practical difficulties and further relaxations, which in the opinion of the company would be decided favourably and it is expecting an Order in this regard. MHADA has started taking requisite steps in this regard, including issuance of directions to other concerned authorities. Accordingly, in the accounts for the year ended 31st March, 2020, following impacts were given on account of Order issued and expected to be issued:
- (a) Reversal of FSI premium on account of reduction in rates thereof - Rs. 9,706.75 lakhs.
 - (b) Waiver of development charges - Rs. 575.68 lakhs.
 - (c) Scheme of 20:80 for payment. 80% can be paid on or before issuance of occupation certificate for which mortgage of units to be done.
 - (d) No interest on earlier offer letter as fresh offer letter would be issued and interest would commence thereafter at revised rate of 8.50% as compared to earlier rate of 12%. Hence, interest of Rs. 819.40 lakhs as provided upto year ended 31.03.2019 was reversed and no further interest was provided.
 - (e) Reclassification of provision amount into current and non-current as against classification thereof as a financial liability.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

35.2 Based on the above factors, the movement in the approval cost during the year ended 31st March, 2020 was as under:

Particulars	As at March 31, 2020
Opening	22,165.08
Add:	
Reclassified from deferred payment liabilities	10,256.15
	32,421.23
Less:	
Reversed	10,282.44
Closing	22,138.79
Classification	
Current	4,427.76
Non-current	17,711.03
Total	22,138.79

35.3 On account of the aforesaid revision, in the previous year there was overall reduction in the approval cost by Rs. 10,282.44 lakhs

35.4 Subsequent to above, the company has received offer letters from MHADA dated 5th April, 2021 and 22nd April, 2021, whereby there is a further revision of approval cost, which can be paid in instalments along with interest: however the payments whereof depends upon the managements assertions as regards the further developments (refer note no. 34.10) Accordingly, in these financial statements the approval cost has been revised as under:

Particulars	As at March 31, 2021
Opening balance standing to provision account	22,165.08
Add: Provided	70.15
	22,235.23
Less: Reversed	8,060.75
	14,174.48
Classified as deferred payment liabilities	(14,174.48)
Closing	-

Keeping in view the due date for amount of instalments and the rate of interest, the company will have to further pay interest of Rs. 528.45 lakhs, effective 1st April, 2021 till the due date of instalments.

36 Hardship compensation

36.1 The company has paid entire hardship compensation for 3.5 FSI to the members of the MIG; however provision of Rs. 14,332.54 lakhs have been made for hardship compensation for FSI as upto 4.25 which shall be paid keeping in view the parameters explained in note no. 34.10.

36.2 Provision for additional hardship compensation (refer note no.34.7)

Particulars	As at	As at
	March 31, 2021	March 31, 2020
Opening	474.97	3,544.84
Add: Provided	8,657.93	-
	9,132.89	3,544.84
Less:		
a. Paid	1,167.48	2,729.93
b. Reversed on account of force majeure clause (Covid-19)	-	339.93
Closing	7,965.41	474.97

On account of force majeure clause (Covid 19) the company had reversed Rs. 339.93 lakhs being provision for additional hardship compensation in the year ended 31st March, 2020. There is no change in the said position during the year.

36.3 The company on its estimate has provided for Rs. 100.00 lakhs as liquidated damages payable to MIG.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

37 Property tax

During the preceding year, the company agreed to share the liability for property tax equally with Radius which was earlier to be borne by Radius. Accordingly, the company provided for its share of Rs. 125.47 lakhs and outstanding amount thereof of Rs. 2,635.78 lakhs is classified as statutory dues. No provision is considered necessary towards interest as there are no such claims made.

38 Refund of deposit to Radius and other matters relating thereto

As per the terms of the agreement, the security deposit Rs. 32,500.00 lakhs had become refundable which could not be repaid, whereby Radius made claim for interest of Rs. 12,034.38 lakhs as also for incremental finance cost it had to incur because of the default, which was not accepted by the company in its entirety but Rs. 3,993.39 lakhs was provided for upto year ended 31st March, 2019, being the estimated liability that may devolve on it. In the year ended 31st March, 2019 consequent to the interim arbitration award, deposit stands paid / adjusted against relinquishment of rights in agreed saleable area and compensation of Rs. 12,900.00 lakhs was agreed, which was also settled by relinquishment of rights in agreed saleable area, but the claim for interest was sub-judice, which still continues. The company does not expect additional outflow on account of claim for interest over an above the amount provided for and hence, no further amount stands provided for and upto the year ended 31st March, 2021. The account with Radius is pending for settlement and the amounts due to/ due from Radius are tabulated hereunder:

Particulars	Amount Rs.
Amount recoverable as on 31.03.2021	
Trade/ other receivables	1,899.62
	1,899.62
Amount payable as on 31.03.2021	
Compensation payable	7,664.14
Interest payable	3,993.30
Amount received to place fixed deposit with bank and obtain bank guarantee	35.51
	11,692.95
Net Payable	9,793.33

39 Covid - 19

The company has considered the possible effects that may result from the pandemic while assessing the recoverability of receivables and also in estimating future cash flows. The company has also considered the impacts on the Expected Credit Losses. In developing the assumptions relating to the possible future uncertainties in the global and domestic economic conditions because of this pandemic, the company, as at the date of approval of these financial statements has used internal and external sources of information. The impact of the global health pandemic may be different from that estimated as at the date of approval of these financial statements and the company will continue to closely monitor any material changes to future economic conditions.

- 40** In view of what is explained in note no. 34.1 to 34.10, 35, 36, 37, 38 and 39, though the company has incurred net loss of Rs. 7,718.53 lakhs during the year ended 31st March, 2021 and as of that date it has negative net worth of Rs. 39,758.35 lakhs and possible outflow on account of disputed matters, the company on the factors and parameters explained in note no. 34.10, expects to execute the project and earn revenue from its project, whereby it would be in a position to settle all its liabilities. Further, the management of the holding company are also taking steps for recovery of other assets. Therefore, the financial statements are continued to be prepared by applying the principle of going concern assumption.

41 Revenue from operations and incurrence of costs there against.

In terms of its arrangement with Radius, the construction work will not be the responsibility of the company. The company has already provided for majority of the cost which it has to incur. Based on the said parameters, the company has analysed various contracts entered into with the customers and has taken the following judgements:

(a) Contracts which give an option to the customers for cancellation, do not satisfy the performance obligations over time. Therefore, in respect of these contracts the amounts received are carried forward as sales consideration pending recognition and the cost attributable to these contracts are carried forward as part of Project Work-in-Progress.

(b) In respect of arrangement entered into with Radius in the preceding year, as it involved relinquishment of company's saleable area, performance obligations had satisfied and consequently revenue therefor was recognized in its entirety and the related cost there against was charge off in the statement of profit and loss. However, in respect of certain flats pending release of charge by a bank on account of loans taken by the group companies, effect of the arrangement was not given and consequently the amounts were reflected as sales consideration pending recognition/compensation payable and the corresponding cost in respect thereof formed part of project work-in-progress, the position whereof continues during the year also.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

(c) In terms of the development agreement with MIG, the company had also given option to the members for acquiring additional area at subsidized rates. Therefore, it does not represent revenue from operations but is part of the arrangement for obtaining the rights from MIG and hence the consideration amount receivable in its entirety has been reduced from the project expenses and corresponding adjustment has been given to provision for hardship compensation.

(d) In respect of balance contracts, the terms whereof satisfies the performance obligations over the time. Accordingly, revenue therefrom has been recognized using output method and the cost attributable to the revenue so recognized has been charged off to the statement of profit and loss. The balance cost is carried forward as project work-in-progress

42 However, due to stoppage of work during the year, no further revenue is recognised, but the adjustment represent, impact on account of price variations with customers. Further in the preceding year, consequent to the revision of the estimated total project cost, more particularly revision in the approval cost, it had resulted into consequential recognition of revenue from operations and related costs incurred there against, considering the level of work completion.

43 Borrowing costs

43.1 In terms of Para 20 of Ind AS 23 - "Borrowing Costs" an entity has to suspend capitalisation of borrowing costs during extended periods in which it suspends active development of a qualifying asset. In the opinion of the company, the aforesaid activities/developments indicate that there is no suspension in the active development of the project and hence, the requirements of the aforesaid Para of Ind AS 23 does not apply to its facts and circumstances and accordingly, has continued to capitalise the borrowing cost (wherever applicable) as part of the project cost.

43.2 Ind AS 23 prescribes the accounting treatment for recognising the borrowing costs incurred by entities. It sets out the criteria for capitalising the borrowing costs or for charging the borrowing costs as expense to the statement of profit and loss. The Accounting Standards Board of the Institute of Chartered Accountants of India (ICAI) has published on 27th January, 2021 an "Educational Material on Ind AS 23, Borrowing Costs" whereby it has clarified that for a real estate developer which recognises revenue in terms of Ind AS 115 over the period of time, the inventory relating to such units does not represent a qualifying asset. As the company was applying the accounting policy of capitalising the borrowing cost relating to such inventory, the clarification of ICAI has resulted into decapitalisation of borrowing cost. Therefore, in these financial statements restatement has been done, including adjustment to opening retained earnings. However, considering this application is consequent to issuance of education material of ICAI, the related requirements of restatement application in terms Ind AS, in the opinion, of the company do not apply.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

44 Basic and diluted earnings per share (EPS) computed in accordance with Indian Accounting standard (IAS) 33 'Earnings per share'

Financial Instruments	For the year ended March 31, 2021	For the year ended March 31, 2020
(Loss) after tax as per the Statement of Profit & Loss (Amount in lakhs)	(7,718.54)	(8,733.23)
Weighted avg. no. of equity shares (Basic & Diluted)	1,903,400	1,903,400
Basic And diluted earnings per share (Amount in Rs.)	(405.51)	(458.82)
Face value per equity share (Amount in Rs.)	10.00	10.00

45 Details of dues to micro, small and medium enterprises as per MSMED Act, 2006

Particulars	As at March 31, 2021	As at March 31, 2020
Principal amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date	25.10	14.71
Interest accrued on the due to suppliers under MSMED Act on the above amount	-	1.06
Payment made to suppliers (Other than interest) beyond the appointed date, during the year	-	-
Interest paid to suppliers under MSMED Act (other than Section 16)	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payments already made	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act	1.06	1.06

Note: The above information is compiled by the Company on the basis of the information made available by vendors and the same has been relied upon by the Auditors.

46 Operating Segment :

The company is in the business of real estate development which is the only reportable operating segment. Hence, separate disclosure requirements of Ind AS-108 Operating Segment are not applicable.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

- 47 As per Indian Accounting Standard-19 "Employee Benefits", the disclosures of employee benefits as defined in the Indian Accounting Standard are given below:

Defined contribution plan

Contribution to defined contribution plan recognized as expense for the year are as under:

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Employer's contribution to provident fund and allied funds	38.79	9.56

Defined benefit plan

The Company provides gratuity benefits to its employees as per the statute. Present value of gratuity obligation (Non-Funded) based on actuarial valuation done by an independent valuer using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation for compensated absences (Non-funded) is recognized in the same manner as gratuity.

I. Reconciliation of opening and closing balances of defined benefit obligation.

Particulars	Gratuity (Un-Funded)	
	For the year ended March 31, 2021	For the year ended March 31, 2020
Defined benefit obligation at the beginning of the year	220.20	183.05
Acquisition	-	-
Transfer in/(out)	(0.26)	33.06
Current service cost	21.73	16.76
Past service cost	-	-
Interest expense	11.02	13.17
Settlement cost/ (gain)	(46.53)	(0.80)
Benefit paid/transferred	(17.66)	(25.04)
Actuarial (gain)/loss		
Defined benefit obligation at the end of the year	188.52	220.20
Net liability-current	89.34	96.99
Net liability-non-current	99.18	123.22

II. Expense recognized in the Statement of Profit and Loss

Particulars	Gratuity (Un-Funded)	
	For the year ended March 31, 2021	For the year ended March 31, 2020
Current service cost	21.73	16.76
Past service cost	-	-
Interest cost	11.02	13.17
Acquisition (gains) / losses	-	-
Settlement cost / (credit)	-	-
Net cost	32.75	29.93



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

III. Recognised in other comprehensive income for the year

Particulars	Gratuity (Un-Funded)	
	For the year ended March 31, 2021	For the year ended March 31, 2020
Experience (gain) or loss on plan liabilities	(18.56)	(10.92)
Demographic (gain) or loss on plan liabilities	-	-
Financial (gain) or loss on plan liabilities	0.90	(14.12)
Settlement cost/ (gain)	-	-
Total	(17.66)	(25.04)

IV. Actuarial assumptions

Particulars	Gratuity (Un-Funded)	
	For the year ended March 31, 2021	For the year ended March 31, 2020
Mortality table	IALM (2012-14) ult	IALM (2012-14) ult
Discount rate	5.40%	5.60%
Rate of escalation in Salary	5.00%	5.00%
Expected average remaining working	3.37	3.43
Withdrawal rate		
Age up to 30 years	26.00%	26.00%
Age 31-40 years	26.00%	26.00%
Age 41-50 years	26.00%	26.00%
Age above 50 years	26.00%	26.00%

The estimates of rate of escalation in salary considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is extracted from the report obtained from Actuary.

V. Expected future benefit payments.

Particulars	Gratuity (Un-Funded)	
	For the year ended March 31, 2021	For the year ended March 31, 2020
Within the next 12 months (next annual reporting period)	89.34	96.99
Between 2 and 5 years	104.42	13.15
Between 6 and 10 years	49.57	67.81

VI. Quantitative sensitivity analysis for significant assumption is :

Sensitivity analysis indicates the influence of a reasonable change in certain significant assumptions on the outcome of the Defined Benefit Obligations (DBO) and aids in understanding the uncertainty of reported amounts. Sensitivity analysis is done by varying one parameter at a time and studying its impact.

1 Increase/ (Decrease) on present value of defined benefits obligation at the end of the year

Particulars	Gratuity (Un-Funded)	
	For the year ended March 31, 2021	For the year ended March 31, 2020
One percentage point increase in discount rate	184.14	214.28
One percentage point decrease in discount rate	193.18	225.94
One percentage point increase in salary rate	191.82	224.28
One percentage point decrease in salary rate	185.36	216.30
One percentage point increase in withdrawal rate	188.57	220.31
One percentage point decrease in withdrawal rate	188.46	220.09



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

- 2 The sensitivity analysis presented above may not be representative of the actual change in the defined obligations as it is unlikely that the change in assumptions would occur in isolation of one another as some assumption may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the project unit credit method at the end of the reporting period, which is same as that applied in calculation of defined benefit obligation liability recognised in the balance sheet.

- 3 Sensitivity analysis is done by varying one parameter at a time and studying its impact.

VII. Risk exposure and asset liability matching

Provision of a defined benefit scheme poses certain risks, some of which are detailed hereunder, as companies take on uncertain long term obligations to make future benefit payments.

1 Liability risks

a. Asset-liability mismatch risk -

Risk which arises if there is a mismatch in the duration of the assets relative to the liabilities. By matching duration with the defined benefit liabilities, the Company is successfully able to neutralize valuation swings caused by interest rate movements. Hence companies are encouraged to adopt asset-liability management.

b. Discount rate risk -

Variations in the discount rate used to compute the present value of the liabilities may seem small, but in practise can have a significant impact on the defined benefit liabilities.

c. Future salary escalation and inflation risk -

Since price inflation and salary growth are linked economically, they are combined for disclosure purposes. Rising salaries will often result in higher future defined benefit payments resulting in a higher present value of liabilities especially unexpected salary increases provided at management's discretion may lead to uncertainties in estimating this increasing risk.

2 Unfunded plan risk

This represents unmanaged risk and a growing liability. There is an inherent risk here that the Company may default on paying the benefits in adverse circumstances, Funding the plan removes volatility in company's financials and also benefit risk through return on the funds made available for the plan.

Notes:

- (i) The obligation towards Gratuity is unfunded and therefore, the following disclosures are not given:
- a. Reconciliation of Opening and Closing Balances of fair value of plan assets.
- b. Details of Investments, including maturity
- (ii) The obligation of Leave Encashment is provided for on an actuarial basis done by an independent valuer and the same is unfunded. The amount credited in the Statement of Profit and Loss for the year is Rs. 55,22 lakhs (Previous Year Rs. 1.18 lakhs).



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

48 As per the Indian Accounting Standard 24, the disclosure of transactions with the related parties as defined in the accounting standards, are given below.

A Names of related parties with whom transactions have taken place during the year

I Holding company -

1 D B Realty Ltd

II Fellow subsidiaries -

- 1 Neelkamal Realtor Suburban Pvt. Ltd.
- 2 Real Gem Buildtech Private Limited
- 3 ECC DB JV
- 4 Conwood DB JV
- 5 Mira Real Estate Developer (Partnership Firm)
- 6 Spacecon Realty Private Limited
- 7 Vanita Infrastructure Private Limited
- 8 Turf Estate Joint Venture
- 9 Shree Shantinagar Ventures
- 10 Goregaon Hotel & Realty Pvt Ltd
- 11 Horizontal Realty & Aviation Private Limited
- 12 Neelkamal Realtors Tower Pvt. Ltd.
- 13 Esteem Properties Pvt Ltd

III Enterprise owned or significantly influenced by key managerial personnel of holding company (Associated enterprises)

- 1 Marine Drive Hospitality & Realty Pvt. Ltd.
- 2 Bamboo Hotel And Global Centre (Delhi) Private Limited
- 3 BD & P Hotels (India)Pvt Ltd
- 4 Goan Hotels & Realty Private Limited

IV Associates of holding company/fellow subsidiary company

- 1 D.B. Hi-Sky Constructions Private Limited
- 2 Mahal Pictures Private Limited
- 3 Milan Theatres Pvt Ltd (Subsidiary of Horizontal Realty & Aviation Private Limited)

V Entities jointly controlled by the holding company

Dynamix Realty

B Transactions with related parties and outstanding balances as of year end:

Sr. No.	Description of Transactions	Holding Company	Fellow Subsidiary	Associated Enterprises	Entities Jointly controlled by the Holding Company	Transactions with Associates of Holding / Subsidiary Company
1	Loan taken	-	-	121.00	-	-
2	Repayment of Loan	-	-	62.27 596.50	-	-
3	Loan granted	233.68 11,553.57	9.33 925.35	6,743.70 5,439.80	-	-
4	Loan received back	8,482.56, 7,049.09	69.09 505.98	267.42 3,810.50	-	-
5	Gratuity liability / leave encashment of employees Taken over by the Company	0.42 -	0.45 44.42	- -	0.01 -	- -
6	Re-imbusement of statutory obligation	-	7.41 4.91	- -	- 0.11	- -
7	Expenses incurred by the Company	- -	5.53 0.17	- 3.53	- -	0.26 -
8	Personal guarantee given by Mr. Vinod Goenka and Mr. Shahid Baiwa of Rs. 1,10,000 lakhs (Previous Year : Rs. 1,10,000 lakhs)					



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

C Outstanding balances as of year end.

Sr. No.	As of year end	As at March 31, 2020	As at March 31, 2019
1	Loans granted		
	Holding company	7,033.52	15,282.41
	Fellow subsidiary companies	3,690.85	3,750.61
	Associated enterprises	10,321.12	3,844.84
	Entities jointly controlled by the holding / subsidiary company	15.90	15.90
2	Loans taken		
	Associated enterprises	43.59	105.86
3	Corporate guarantee received by the Company for loan taken from lenders		
	Holding company	110,000.00	110,000.00
4	Personal guarantee by directors of holding company		
	Mr. Vinod Goenka	110,000.00	110,000.00
	Mr. Shahid Balwa	110,000.00	110,000.00
5	Gratuity / leave encashment liability of employees taken over by the Company		
	Holding company	10.55	10.97
	Subsidiary companies	44.19	44.65
	Entities jointly controlled by the holding company	4.32	4.31
6	Other receivable		
	Subsidiary companies	7.71	15.12
	Associated enterprises	4.71	4.71
	Transactions with associates of holding company	-	0.26
7	Other payables		
	Subsidiary companies	5.72	0.19

Notes:

- (i) The aforesaid related parties are as identified by the company and relied upon by the auditors.
(ii) Figures in italics refer to previous year figures



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

49 Financial instruments

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset and financial liability are disclosed in note 2.09 of the Ind AS financial statements.

49.1 Financial assets and liabilities

The carrying value of financial instruments by categories as of March 31, 2021 is as follows

Particulars	Note No.	Amortised Cost	Carrying amount As at March 31, 2021
Financial assets			
(i) Other non-current financial assets	5	213.17	213.17
(ii) Trade receivables	9	1,994.06	1,994.06
(iii) Cash and cash equivalents	10	71.81	71.81
(iv) Loans	11	42,051.20	42,051.20
(v) Other current financial assets	12	624.71	624.71
Total		44,954.95	44,954.95
Financial liabilities			
(i) Non-current borrowings	16	113,058.92	113,058.92
(ii) Current borrowings	18	42.46	42.46
(iii) Trade payables	19	761.96	761.96
(iv) Other financial liabilities	20	29,936.00	29,936.00
Total		143,799.35	143,799.35

The carrying value of financial instruments by categories as of March 31, 2020 is as follows

Particulars	Note No.	Amortised Cost	Carrying amount As at March 31, 2020
Financial assets			
(i) Other non-current financial assets	5	192.56	192.56
(ii) Trade receivables	9	1,994.06	1,994.06
(iii) Cash and cash equivalents	10	101.86	101.86
(iv) Loans	11	43,493.07	43,493.07
(v) Other current financial assets	12	596.13	596.13
Total		46,377.68	46,377.68
Financial liabilities			
(i) Non-current borrowings	16	100,420.24	100,420.24
(ii) Current borrowings	18	104.72	104.72
(iii) Trade payables	19	835.80	835.80
(iv) Other financial liabilities	20	11,056.63	11,056.63
Total		112,417.39	112,417.39

50 Financial risk management

The Board of Directors reviews the risk management policy from time to time and the said policy aims at enhancing shareholders' value and providing an optimum risk-reward trade off. The risk management approach is based on clear understanding of variety of risk that the organisation faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market risk comprises three types of risk: interest rate risk, credit and default risk and liquidity risk. Financial instruments affected by market risk include loans and borrowings and deposits. The company does not have material Foreign Currency Exchange rate risk.



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

(A) Interest risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to the company's debt obligations with floating interest rates, the impact whereof is disclosed here under.

The interest rate profile for the company's variable rate instruments is as follows:

Exposure to interest rate risk

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Financial liability		
Variable rate instrument		
Non current borrowing	113,058.92	100,420.24
Current borrowing	42.46	104.72
Other financial liabilities	29,936.00	11,056.63
Total	143,037.38	111,581.59

Interest rate sensitivity

Particulars	100 BP Increase	100 BP Decrease
31-03-21		
Financial liabilities		
Variable rate instrument- borrowings	1,131.01	(1,131.01)
31-03-20		
Financial liabilities		
Variable rate instrument- borrowings	1,115.82	(1,115.82)

(B) Credit risk and default risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The company is exposed to credit risk from its operating activities (primarily trade receivables, business advances/deposit given) and from its investing activities (primarily loans granted to various parties including related parties).

Trade receivables

Considering the inherent nature of business of the company, Customer credit risk is minimal. The company generally does not part away with its assets unless trade receivables are fully realised.

(C) Liquidity risk

Liquidity risk refers to the risk that the company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements.

The table below provides details regarding the contractual maturities of financial liabilities as at March 31, 2021

Particulars	Amount payable during below period				
	As at 31st March 2021	Within 1 year	1-2 years	2-5 years	more than 5 years
Liabilities					
(i) Borrowings	113,101.38	42.46	-	113,058.92	-
(ii) Trade payables	835.80	835.80	-	-	-
(iii) Other financial liabilities	11,056.63	11,056.63	-	-	-

The table below provides details regarding the contractual maturities of financial liabilities as at March 31, 2020

Particulars	Amount payable during below period				
	As at 31st March 2020	Within 1 year	1-2 years	2-5 years	more than 5 years
Liabilities					
(i) Borrowings	100,524.96	104.72	-	20,420.24	80,000.00
(ii) Trade payables	835.79	835.79	-	-	-
(iii) Other financial liabilities	11,056.63	11,056.63	-	-	-



MIG (Bandra) Realtors and Builders Private Limited
Notes forming part of Financial Statements
All amounts are in INR (Lakhs) otherwise stated

51 Capital management

For the purpose of the company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the company's Capital Management is to maximise shareholder value. The company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

52 Reconciliation of liabilities arising from financing activities

Particulars	Opening Balance	Cash Movement	Fair Value Changes	Others	Total
March 31, 2021					
Borrowings	100,524.96	12,576.42	-	-	113,101.38
Total	100,524.96	12,576.42	-	-	113,101.38
March 31, 2020					
Borrowings	85,602.39	16,572.66	187.35	(1,837.43)	100,524.96
Total	85,602.39	16,572.66	187.35	(1,837.43)	100,524.96

53 Previous Year's figures have been regrouped and reclassified to conform to current's year's presentation.

As per our attached report of even date

For M. A. Parikh & Co.
 Chartered Accountants
 Firm Registration No.: 107556W



Dhaval B. Selwadia
 Partner
 Membership No. 100023



Place : Mumbai
 Date :

30 JUN 2021

For and on Behalf of the Board



(Faizan Pashe)
 Director
 (DIN:06457095)



(Jessie Kuruvilla)
 Director
 (DIN:02290242)

Place : Mumbai
 Date :

30 JUN 2021