

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Members of
Great View Buildcon Private Limited (Formerly known as Turf Estate Realty Private Limited)

Report on the Audit of Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Great View Buildcon Private Limited** (Formerly known as Turf Estate Realty Private Limited) ("the company"), which comprise the Balance Sheet as at 31st March, 2023, 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 notes to financial statements including a summary of significant accounting policies and other explanatory information (together referred to as 'the financial statements').
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('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, 2023, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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.

Material uncertainty related to going concern

4. The company is a subsidiary of D B Realty Limited. In the draft Independent Auditor's Report of the statutory auditors on the consolidated financial statements of D B Realty Limited, it is mentioned that various debt obligations within next 12 months are higher than the liquid current assets, which could result in significant uncertainty on the Group ability to meet these debt obligations and continue as going concern. However, based on the management's assertions, the consolidated financial statements are prepared on a going concern basis. In view of the same, the financial statements of the company are prepared on a going concern basis.

Our opinion is not qualified in respect of matters stated here-in-above. In respect of the above matter, attention was also drawn by us in our earlier audit report of previous financial year. However, any change in conclusion in the Independent Auditor's Report on the consolidated financial statements of D B Realty Limited for the year ended 31st March, 2023, will have a corresponding change in our conclusion.



LLPIN : ABZ-8460

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M A Parikh Shah & Associates (formerly known as M A Parikh & Co) having Partnership firm registration no. B-165353 has been converted from a Firm into Limited Liability Partnership w.e.f. 16th January 2023.

B 21-25, Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai 400 013.

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Key Audit Matters

5. 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 year. 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*, there are no other key audit matters to be communicated in our report.

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

6. The company's Board of Directors is responsible for the preparation of 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 nothing to report in this regard.

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

7. 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.



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Auditor's Responsibilities for the Audit of the Financial Statements

8. 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



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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 year 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

9. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
10. 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) 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) 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) 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 material uncertainty related to going concern, in our opinion has 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, 2023 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March 2023, from being appointed as a director in terms of Section 164(2) of the Act;
 - (g) 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"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the company's internal financial controls over financial reporting;
 - (h) 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;
 - (i) 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) There are no pending litigations and hence the question of disclosing the financial impact thereof in the financial statements does not arise.
 - (ii) The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



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- (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
- (iv) (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of ultimate beneficiaries.
- (b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.
- (c) Based on the audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations given by the management contain any material misstatement.
- (v) The company has not declared or paid dividend during the year. Hence, the requirement of commenting on compliance with section 123 of the Act does not arise.
- (vi) As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under clause (g) of Rule 11 of the Companies (Audit and Auditors) Rules, 2014 is not applicable for the year.

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 107556W/W100897



Partner
Dhaval B. Selwadia
Membership No. 100023
UDIN: 23100023BGWNFX6268



Mumbai
Date: 29th May, 2023

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

Great View Buildcon Private Limited (Formerly known as Turf Estate Realty Private Limited)

Annexure – A to the Independent Auditors' Report for the year ended 31st March, 2023

[Referred to in paragraph 9 under the heading "Report on other legal and regulatory requirements" of our report of even date]

- (i) (a) The company does not own any property, plant and equipment (PPE) or intangible assets. Therefore, the requirements of clause (i)(a) of paragraph 3 of the Order are not applicable to the company.
- (b) The company does not own any PPE and hence physical verification requirements of clause (i)(b) of paragraph 3 of the Order are not applicable to the company.
- (c) The company does not own any immovable property. Therefore, clause (i)(c) of paragraph 3 of the Order is not applicable to the company.
- (d) The company does not own any PPE (including right of use assets) and intangible assets. Therefore, clause (i)(d) of paragraph 3 of the Order is not applicable to the company.
- (e) Based on the information and explanations furnished to us, no proceedings have been initiated on or are pending against the company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 and Rules made thereunder, and therefore the question of our commenting on whether the company has appropriately disclosed the details in its financial statements does not arise.
- (ii) (a) The inventories have been physically verified during the year by the management at reasonable intervals. Based on the information and explanations provided to us and in our opinion, the coverage and procedures of such verification by the management is appropriate. The discrepancies noticed on verification between the physical stocks and the book records were not 10% or more in the aggregate for each class of inventory.
- (b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, at any point of time during the year, from banks or financial institutions on the basis of security of current assets. Therefore, clause (ii)(b) of paragraph 3 of the Order is not applicable to the company.
- (iii) During the year, the company has not made investments in, provided any guarantee or security or granted any loan or advances in nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships, and granted unsecured loans to other parties. Therefore, clauses (iii)(a), (iii)(b), (iii)(c), (iii)(d), (iii)(e) and (iii)(f) of paragraph 3 of the Order are not applicable to the company.
- (iv) The company has not granted any loans or made any investments or provided guarantees or security covered under section 185 and section 186 of the Act. Therefore, clause (iv) of paragraph 3 of the order is not applicable to the company.
- (v) In our opinion, neither the company has accepted any deposits nor there are any amounts which are deemed to be 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.



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(vi) The Central Government has not prescribed maintenance of cost records under section 148 (1) of the Act for the activities carried out by the company. Therefore, clause (vi) of paragraph 3 of the Order is not applicable to the company.

(vii) In respect of statutory dues:

(a) On the basis of our examination of records of the company, in respect of the amounts deducted/ accrued in the books of account, the company is regular in depositing the undisputed statutory dues including income-tax and other applicable statutory dues with the appropriate authorities. There are no undisputed amounts payable in respect of the said statutory dues outstanding as at 31st March, 2023 for a year of more than six months from the date they became payable.

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

(b) There is no disputed liability in respect of income tax or goods and service tax or duty of custom or cess (as applicable to the company) outstanding as at 31st March, 2023. Therefore, our comment on disputed amounts which have not been deposited does not arise.

(viii) According to the information and explanations given to us and on the basis of our examination of records of the company, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the income tax assessments under the Income Tax Act, 1961 and that has not been recorded in the books of account.

(ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the company, interest free borrowings which are repayable on demand (outstanding balance whereof is Rs. 139.24 lakhs as on 31st March, 2023) have not been demanded for repayment. Thus, we are of the opinion that the company has not defaulted in repayment of borrowings.

(b) We report that the company has not been declared a willful defaulter by any bank or financial institution or any other lender.

(c) The company has not obtained any term loans during the year. Therefore, clause (c)(ix) of paragraph 3 of the Order is not applicable to the company.

(d) We report that no funds raised on short term basis have been utilised for long term purposes by the company.

(e) The company does not have any subsidiaries or joint ventures or associates. Therefore, clause (ix)(e) of paragraph 3 of the Order is not applicable to the company.

(f) The company does not have any subsidiaries or joint ventures or associates. Therefore, clause (ix)(f) of paragraph 3 of the Order is not applicable to the company.



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- (x) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments). Therefore, paragraph 3(x)(a) of the Order is not applicable to the company.
- (b) The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Therefore, paragraph 3(x)(b) of the Order is not applicable to the company.
- (xi) (a) 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 explanation given to us, no fraud by the company and no fraud on the company has been noticed or reported during the year.
- (b) In view of our comments in clause (a) above, no report in under sub-section (12) of section 143 of the Act was required to be filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) As represented by the management, no whistle blower complaints were received during the year. Therefore, clause (xi)(c) of paragraph 3 of the Order is not applicable to the company.
- (xii) The company is not a nidhi company. Therefore, clause (xii) of paragraph 3 of the Order is not applicable to the company.
- (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. Provisions of section 177 of the Act as regards Audit Committee are not applicable to the company.
- (xiv) Provisions of section 138 of the Act with regards to formal internal audit system are not applicable to the company. Therefore, clauses (xiv)(a) and (xiv)(b) of paragraph 3 of the Order are not applicable to the company.
- (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, clause (xv) of paragraph 3 of the Order is not applicable to the company.
- (xvi) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, clauses (xvi)(a), (b) and (c) of paragraph 3 of the Order are not applicable to the company.
- (b) As represented by the management, the Group does not have any Core Investment Company. Therefore, clause (xvi)(d) of paragraph 3 of the Order is not applicable to the company.
- (xvii) The company has incurred cash losses of Rs 0.37 lakhs during the financial year covered by our audit and Rs 0.46 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.



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- (xix) Other than as referred to in 'Material uncertainty related to Going Concern' paragraph in our main audit report and according to the information and explanations given to us and on basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We however, state that this is not an assurance as to future viability of the company. We further state that our reporting is based on the facts upto the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- (xx) Provisions of section 135 of the Act with regards to corporate social responsibility are not applicable to the company. Therefore, clause (xx)(a) and clause (xx)(b) of paragraph 3 of the Order are not applicable.

For M A Parikh Shah & Associates LLP
Chartered Accountants
(Firm's Registration No. 107556W/W100897)



Partner
Name: Dhaval B. Selwadia
Membership No. 100023
UDIN: 23100023BGWNFX6268



Place: Mumbai
Date: 29th May 2023

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

Great View Buildcon Private Limited (Formerly known as Turf Estate Realty Private Limited)

Annexure – B to the Independent Auditors' Report for the year ended 31st March, 2023

[Referred to in paragraph 10(g) 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 **Great View Buildcon Private Limited** ("the company"), as of 31st March, 2023, 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, 2023, 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 audit opinion on the internal financial controls system over financial reporting.



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Great View Buildcon Private Limited
(formerly known as Turf Estate Realty Private Limited)
Balance Sheet as at 31st March, 2023
CIN: U70109MH2019PTC330828
All amounts are in INR (lakhs) otherwise stated

Particulars	Note No.	As at 31 March, 2023	As at 31 March, 2022
I. ASSETS			
1 Non Current assets			
Financial assets			
Other financial assets	3	100.00	-
		100.00	-
2 Current assets			
(a) Inventories	4	12.60	-
(b) Financial assets			
(i) Cash and cash equivalents	5	0.52	2.79
(ii) Other financial assets	6	1.31	1.31
(iii) Other current assets	7	7.20	-
		21.62	4.10
Total assets		121.62	4.10
II. EQUITY AND LIABILITIES			
1 Equity			
(a) Equity share capital	8	1.00	1.00
(b) Other equity	9	(19.74)	(19.37)
		(18.74)	(18.37)
2 Current liabilities			
(a) Financial liabilities			
(i) Borrowings	10	139.24	21.70
(ii) Trade payables	11	-	-
- Total outstanding dues of micro enterprises and small enterprises		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		0.87	0.77
(b) Other current liabilities	12	0.25	-
		140.36	22.47
Total equity and liabilities		121.62	4.10
Summary of significant accounting policies	2		
Refer accompanying notes. These notes are an integral part of the financial statements.	1 - 24		

Note no.	For the year ended 31 March, 2023	For the year ended 31 March, 2022
	-	-
	-	-
	-	-
13	12.60	-
14	(12.60)	-
15	0.37	0.46
	0.37	0.46
	(0.37)	(0.46)
19	-	-
	-	-
	-	-
	(0.37)	(0.46)
	-	-
	-	-
	(0.37)	(0.46)
17	(3.70)	(4.60)
2		
- 24		

As per our report of even date attached

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm Registration No.: 0107556W / W100897



Dhaval B. Selwadia
Partner
Membership No. 100023



Place : Mumbai
Date: 29-05-2023

For and on Behalf of Board


Hifzurrehman Kadiwal
Director
DIN: 02254751

Place : Mumbai
Date: 29-05-2023


Jessie Kuruvilla
Director
DIN: 02290242

Place : Mumbai
Date: 29-05-2023

For and on Behalf of Board


Hifzurrehman Kadiwal
Director
DIN: 02254751


Jessie Kuruvilla
Director
DIN: 02290242

Place : Mumbai
Date: 29-05-2023

Great View Buildcon Private Limited
(formerly known as Turf Estate Realty Private Limited)
Statement of cash flow for the year ended 31 March, 2023
All amounts are in INR (lakhs) otherwise stated

Particulars		For the year ended 31 March, 2023	For the year ended 31 March, 2022
(A)	Cash flow from operating activities		
	(Loss) as per statement of profit and loss	(0.37)	(0.46)
	Non-cash adjustment to loss	-	-
		(0.37)	(0.46)
	Change in operating assets and liabilities:		
	(Increase) / decrease in inventories	(12.60)	-
	(Increase) / decrease in other financial liabilities	0.25	(1.33)
	(Increase)/decrease other current assets	(107.19)	-
	Increase /(decrease) in trade payables	0.10	0.09
	Cash used in operations	(119.81)	(1.70)
(B)	Cash flow from investing activities	-	-
	Net cash generated/(used) from investing activities	-	-
(C)	Cash flow from financing activities		
	Borrowings obtained	117.54	1.62
	Net cash generated from financing activities	117.54	1.62
	Net (decrease) in cash and cash equivalents	(2.27)	(0.08)
	Cash and cash equivalent at the beginning of the year	2.79	2.87
	Cash and cash equivalent at the end of the year	0.52	2.79
(D)	Cash and cash equivalents includes		
	Balance with scheduled bank	0.31	2.79
	Cash in hand	0.20	-
		0.52	2.79

Notes :

- (a) The above Cash Flow Statement has been prepared under the 'Indirect method' as set out in the Ind AS 7, "Statement of Cash Flows" as notified under Companies (Accounts) Rules, 2015.
- (b) Refer note no. 21 for reconciliation of liabilities arising from financing activities.

The above cash flow should be read in conjunction with the accompanying notes.

As per our report of even date attached

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm Registration No.: 0107556W / W100897



Dhaval B. Selwadia
Partner
Membership No. 100023



For and on Behalf of Board


Hifzurrehman Kadiwal
Director
DIN: 02254751


Jessie Kuruvilla
Director
DIN: 02290242

Place : Mumbai
Date: 29-05-2023

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Great View Buildcon Private Limited
(formerly known as Turf Estate Realty Private Limited)
Notes forming part of the financial statements

1 Company background

- 1.01** Turf Estate Realty Private Limited (the "company") is incorporated and domiciled in India. During the year, the company became a wholly owned subsidiary of DB Realty Limited. A residential real estate project is planned for which a development agreement dated 9th May, 2022 has been executed with Co-operative Housing Society Limited (the society). The company has placed Rs.100.00 lakhs as earnest money deposit and Rs. 900.00 lakhs shall be placed upon registration of the said agreement.
- 1.02** The company is subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The company has its Registered Office at 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400020. The company has its corporate office at 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai - 400051.
- 1.03** The company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 29th May, 2023 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the annual general meeting.

2 Significant accounting policies, accounting judgements, estimates and assumptions followed in the preparation and presentation of the financial statements

2.01 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards as notified under section 133 of the Companies Act, 2013 ("the Act"), the Companies (Indian Accounting Standards) Rules, 2015, the Companies (Indian Accounting Standards) (Amendment) Rules, 2016 (Ind AS) and other relevant provisions of the Act, as applicable.

2.02 Basis of preparation & presentation

The financial statements have been prepared under the historical cost convention with the exception of certain assets and liabilities that are required to be carried at fair value by Ind AS.

The financial statements are in accordance with Division II of Schedule III to the Act, as applicable to the company.

Transactions and balances with values below the rounding off norms adopted by the company have been reflected as "0.00" in the relevant notes in these financial statements.

2.03 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 and non-current classification as per company's normal operating cycle and other criteria set out in 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.

2.04 Functional and presentation currency

The functional and presentation currency of the company is Indian Rupee (INR) and all the values are rounded to nearest INR lakhs, except when otherwise indicated. INR is also the currency of the primary economic environment in which the company operates.

2.05 Significant accounting judgements, estimates and assumptions

The preparation of financial statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/materialize.

