

M A PARIKH SHAH & ASSOCIATES
(Formerly known as M A PARIKH & CO)
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

**To the Members of
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, 2022, 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, 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, 2022, the profit 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. 11.2.2, 11.3.1 and 11.3.2 to the accompanying audited financial statements for the year ended 31st March, 2022 as regards outstanding interest free loans as on 31st March, 2022, repayable on demand, aggregating to Rs. 23,818.20 lakhs, granted to fellow subsidiaries / related parties / companies, which have incurred losses 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 the 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 profit for the year ended 31st March, 2022 and on the balances at which loans are stated and other equity as at 31st March, 2022.
- 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

