

Taishete Mehta & Associates

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Members of
Neelkamal Realtors Suburban Private Limited

Report on the Audit of Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Neelkamal Realtors Suburban 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').
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, 2022, the profit 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 on the financial statements.

Material uncertainty related to going concern

4. The company is a subsidiary of D B Realty Limited, which has given financial commitment to infuse funds to meet the company's obligation. In the draft Independent Auditor's Report of the statutory auditors on the standalone / 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. It is also mentioned that the Management is addressing this issue robustly and during the year, has entered into one-time settlement with various lenders, raised funds through issue of convertible warrants, entered in development agreements / joint ventures to revive various projects which have significantly high growth potential. The Management is confident that they will be able to arrange sufficient liquidity by restructuring the existing terms of borrowings, monetization of non-core assets and mobilisation of additional funds. Accordingly, the standalone / consolidated financial statements of D B Realty Limited 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



L-703, Bhoomi Breeze, Raheja Estate, Kulup Wadi, Borivali (East), Mumbai 400 066.

Tel. 9820446399, e-mail: taishetemehta@rediffmail.com

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 matter described in the Material Uncertainty Related to Going Concern section, the key audit matter to be communicated in our report is as under.

Recognition of Revenue and valuation of project work-in-progress.

The company is constructing a real estate project, viz "DB Ozone" on the land situated at Dahisar (East) known as Mumbai. Revenue from real estate project under development is recognized over the time from the financial year in which the agreement to sell is executed. The project work-in-progress is valued at lower of cost or net realisable value.

Our Procedures included, but were not limited to the following:

- (a) Obtained and understanding of company's process and evaluated design and tested operative effectiveness of controls around the assessments and judgments made under Ind AS-115 to determine the criteria for recognition of revenue and the measurement thereof;
- (b) Assessed the appropriateness of budgeted cost used by the management to estimate the work completed in respect of contracts entered into with the customers;
- (c) Assessed the professional competence, objectivity and capability of the personnel engaged in estimating the budgeted cost of the Project, including obtaining certifications from engineers / project in-charge as regards the estimation of project cost.;
- (d) Assessed and verified the contracts to ensure the reasonableness of the sales consideration and the resulting revenue to be recognized therefrom;
- (e) Assessed the appropriateness of the estimated net realisable value of the unsold units;

Based on such audit procedures, we did not find any material exceptions to:

- (a) Recognition of revenue from the project and trade receivables, contract liabilities, contract assets and cost incurred to fulfil contracts relating thereto as also to the disclosures made in compliance with the Ind AS 115. Refer note no. 2.7, 2.19(a), 24, 26, 33 and 37 of the accompanying audited financial statements.
- (b) Assessment as regards valuing the project work-in-progress at lower of cost or net realisable value. Refer note no. 2.6, 6 and 37 of the accompanying audited financial statements.

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.

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)(i) 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

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 matter described in the material uncertainty related to going concern paragraph above, 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, 2022 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March 2022, 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) The company has disclosed the impact of pending litigations on its financial position in its financial statements. Refer note no. 31 and 31.1 of the accompanying audited financial statements.
- (ii) The company did not have any long-term contracts including derivative contracts for which any there were foreseeable losses.
- (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 Companies Act, 2013 does not arise

For Talshete Mehta & Associates
Chartered Accountants
Firm's Registration No. 128285W

Manisha Talshete
Partner
Manisha Talshete
Membership No. 110024
UDIN: 22110024AJXYPG9194

Mumbai
Date: 27-05-2022



Neelkamal Realtors Suburban Private Limited

Annexure – A to the Independent Auditors' Report for the year ended 31st March, 2022

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

- (i) In respect of property, plant and equipment (PPE) and intangible assets:
- (a) (A) The company has maintained proper records showing full particulars, including quantitative details and situation of PPE.
- (B) The company does not own intangible assets. Therefore, paragraph 3(i)(a)(B) of the Order is not applicable.
- (b) In our opinion, the PPE has been physically verified by the management at reasonable intervals. No material discrepancies were noticed on such verification.
- (c) The company does not own any immovable property. Therefore, paragraph 3(i)(c) of the Order is not applicable.
- (d) The company has not revalued its PPE or intangible assets or both during the year. Therefore, paragraph 3(i)(d) of the Order is not applicable.
- (e) No proceedings have been initiated or are pending against the company as on 31st March, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended) and rules made thereunder.
- (ii) (a) The management has conducted physical verification of inventory at reasonable intervals during the year. With respect to inventory represented by project work in progress having regards to the nature of inventory, physical verification is carried out by way of verification of title deeds, site visits by the management and certification of extent of work completion by competent persons at reasonable intervals. In our opinion, the coverage and procedure of such verification by the management is appropriate. No discrepancies of 10% or more in the aggregate for each class of inventory were noticed.
- (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, paragraph 3(ii)(b) of the Order is not applicable.
- (iii) According to the information and explanations given to us, during the year, the company has not made investments or provided any guarantee or security, secured or unsecured, to companies, firms, limited liability partnerships or other parties. During the year, the company has granted loans, in respect of which:
- (a) During the year, it has provided loan to its holding company, the aggregate amount granted during the year is Rs. 1,676.23 lakhs out of which Rs. 1,156.65 lakhs are outstanding as at 31st March, 2022.
- (b) In our opinion and according to the information and explanations given to us, the terms and conditions of loans granted during the year are prejudicial to the company's interest on account of the fact that the loan granted is interest free.



- (c) According to the information and explanations given to us and on the basis of our examination of the records of the company, in respect of loans granted, the schedule of repayment of principal has not been stipulated. The loan is repayable on demand and the amount have been received whenever demanded by the company. Thus, we are unable to make a specific comment on the regularity of repayment in respect of loan.
- (d) As stated above, since repayment schedule is not stipulated, we are unable to comment on the amounts overdue for more than ninety days and reasonable steps for recovery as required under paragraph 3(iii)(d) of the Order.
- (e) As stated above, since the loan granted by the company are repayable on demand and other than that no other loan has been granted by the company which has fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of the existing loans given to the same parties.
- (f) In our opinion and according to the information and explanations given to us, refer note no. 10.1 of the audited financial statements which provides details of the aggregate amount of loans or advances in the nature of loans to promoters or related parties as defined in clause (76) of section (2) of the Companies Act, 2013 which are either repayable on demand or without specifying any terms or period of repayment.
- (iv) According to the information and explanations given to us, the company has complied with the provisions of section 185 to 186(1) of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable. Further, the provisions of section 186 [except for sub-section (1)] of the Act are not applicable to the company as it is engaged in the business of providing infrastructural facilities.
- (v) In our opinion, neither the company has not 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.
- (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) 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 goods and service tax, provident fund, employees' state insurance, 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, 2022 for a period 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 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 sales tax or duty of customs or duty of excise or cess other than the unpaid disputed dues of Maharashtra value added tax of Rs. 698.43 lakhs, as tabulated under:

Sr. No.	Nature of Dues	Unpaid Demand Rs. In lakhs	Year to which it relates	Forum where dispute is pending
1	Value Added Tax	506.81	2009-10	Maharashtra Sales Tax Tribunal
2	Value Added Tax	66.50	2010-11	Jt. Commissioner of Sales Tax (Appeal)
3	Value Added Tax	125.12	2012-13	Jt. Commissioner of Sales Tax (Appeal)
		698.43		

- (viii) In our opinion, no transactions not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961. Therefore, paragraph 3(viii) of the Order is not applicable.

- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the company, borrowings which are repayable on demand (outstanding balance whereof is Rs. 0.46 lakhs as on 31st March, 2022) have not been demanded for repayment. Thus, we are of the opinion that the company has not defaulted in repayment of borrowings.

- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared wilful defaulter by any bank or financial institution or government or any other lender.

- (c) The company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year. Therefore paragraph 3(ix)(c) of the Order is not applicable.

- (d) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not raised funds on short-term basis. Therefore, paragraph 3(ix)(d) of the Order is not applicable.

- (e) According to the information and explanations given to us and on the basis of our examination of the records of the company, we report that the company does not have any subsidiary, associate or joint venture. Therefore, paragraph, 3(ix)(e) of the Order is not applicable.

- (f) According to the information and explanations given to us and on the basis of our examination of the records of the company, we report that the company does not have any subsidiary, associate or joint venture. Therefore, paragraph, 3(ix)(f) of the Order is not applicable.

- (x) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Therefore, paragraph 3(x)(a) of the Order is not applicable.

- (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.



- (xi) (a) According to the information and explanations given by the management, and based on the procedures carried out during the course of our audit, no fraud by the company or on the company has been noticed or reported during the course of our audit. Therefore, paragraph 3(xi)(a) of the Order is not applicable.
- (b) In view of our comments in clause (a) above, no report 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.
- (g) As represented by the management, no whistle blower complaints were received during the year.
- (xii) In our opinion, the company is not a Nidhi company. Therefore, paragraph 3(xii) of the Order is 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. 40 of the accompanying audited financial statements). Provisions of section 177 of the Act as regards Audit Committee are not applicable to the company.
- (xiv) (a) In our opinion, the company has an internal audit system commensurate with the size and nature of its business.
- (b) The reports of the Internal Auditors for the period under audit are considered by us.
- (xv) In our opinion and according to the information and explanations given to us, during the year the company has not entered into non-cash transactions with directors or persons connected with him. Therefore, paragraph 3(xv) of the Order is not applicable.
- (xvi) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, paragraph 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) As represented by the management, the Group does not have any Core Investment company. Therefore, paragraph 3(xvi)(d) of the Order is not applicable.
- (xvii) The company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (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) The company has no unspent amount to be transferred to a fund specified in Schedule VII of the Act within a period of six months of the expiry of the financial year in compliance with second proviso to sub-section (5) of section 135 of the act. Therefore, paragraph 3(xx) of the Order is not applicable.

For Taishete Mehta & Associates
Chartered Accountants
Firm's Registration No. 128285W


Partner
Manisha Taishete
Membership No. 110024
UDIN: 22110024AJYPG9194

Mumbai
Date: 27-05-2022



Neelkamal Realtors Suburban Private Limited

Annexure – B to the Independent Auditors' Report for the year ended 31st March, 2022

[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 **Neelkamal Realtors Suburban Private Limited** ("the company"), as of 31st March, 2022, 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, 2022, based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by 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.



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 Talshete Mehta & Associates
Chartered Accountants
Firm's Registration No. 128285W

Talshete
Partner

Manisha Talshete
Membership No. 110024
UDIN: 22110024AJXYPG9194

Mumbai
Date: 27-05-2022



Particulars	Note no.	As at 31st March, 2022	As at 31st March, 2021
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	4.14	4.50
(b) Non-current financial assets			
Others	4	117.06	123.45
(c) Deferred tax assets (net)	5	1,380.26	1,700.21
		1,501.46	1,836.16
Current assets			
(a) Inventories	6	5,255.49	5,354.86
(b) Financial assets			
(i) Trade receivables	7	2,780.72	5,347.76
(ii) Cash and cash equivalents	8	339.24	1,301.44
(iii) Bank balances other than (ii) above	9	325.00	291.10
(iv) Loans	10	1,157.37	0.29
(v) Other financial assets	11	324.55	372.71
(c) Current tax assets (net)	12	15.94	17.85
(d) Other current assets	13	3,560.23	2,095.53
		13,758.54	15,381.54
Total		15,260.00	17,217.70
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	14	66.00	66.00
(b) Other equity	15	(4,267.51)	(5,250.36)
		(4,201.51)	(5,184.36)
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	16		780.32
(ii) Trade payables	17		
- Total outstanding dues of micro enterprises and small enterprises		15.74	13.79
- Total outstanding dues of creditors other than of micro enterprises and small enterprises		276.56	198.28
(b) Provisions	18	40.66	54.25
		332.96	1,046.64
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	19	905.63	1,505.77
(ii) Trade payables	20		
- Total outstanding dues of micro enterprises and small enterprises		37.39	32.75
- Total outstanding dues of creditors other than of micro enterprises and small enterprises		2,393.16	2,633.31
(iii) Other financial liabilities	21	557.33	774.78
(b) Other current liabilities	22	8,775.22	9,592.97
(c) Provisions	23	6,459.82	6,815.83
		19,128.55	21,355.41
Total		15,260.00	17,217.70
Summary of significant accounting policies	2		
Refer accompanying notes. These notes are an integral part of the financial statements	1 to 53		

As per our attached report of even date

For Taishete Mehta and Associates
Chartered Accountants
Firm Registration No : 128285W

Manisha A. Taishete
Partner
Membership No. 110024



Place : Mumbai
Date : 27-05-2022

For and on Behalf of the Board of Directors

Vinod Guenka
Director
DIN: 02254751

Hitzurrehman Kadiwal
Managing Director
DIN: 00029033

Ashok Saraf
Director
DIN: 01627873

Samir Choksi
Director
DIN: 00049416

Suresh Singh
Chief Financial Officer

Shilpa Saboo
Company Secretary

Place : Mumbai
Date : 27-05-2022

Neelkamal Realtors Suburban Private Limited

Statement of Profit and Loss for the year ended 31st March, 2022

CIN No. U70100MH2005PTC154506

All amounts are in INR (Lakhs) otherwise stated, except equity share and per share data

Particulars	Note no.	For the year ended 31st March, 2022	For the year ended 31st March, 2021
I Revenue from operations	24	3,354.23	2,454.37
II Other income	25	1,099.74	28.42
III Total revenue (I)+(II)		4,453.97	2,482.79
IV Expenses			
Project related expenses	26	2,717.55	1,996.09
Changes in project work in progress	27	48.42	(2,421.71)
Employee benefits expense	28	53.99	93.87
Finance costs	29	99.23	153.14
Depreciation and amortisation expense	3	0.90	1.01
Other expenses	30	215.38	1,322.05
Total expenses (IV)		3,135.47	1,144.45
V Profit before tax (III)-(IV)		1,318.50	1,338.34
VI Tax expense	5		
(a) Current tax		-	-
(b) Deferred tax		327.95	(999.05)
		327.95	(999.05)
VII Profit for the year (V)-(VI)		990.55	2,337.39
VIII Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
Remeasurement gains of defined benefit plans		(7.70)	3.76
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	(1.46)
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		-	-
		(7.70)	5.22
IX Total comprehensive income for the year (VII)+(VIII)		982.85	2,342.61
X Earnings per equity share (face value - Rs. 10 each) Basic & diluted (Rs.)	38	150.08	354.15
Summary of significant accounting policies	2		
Refer accompanying notes. These notes are an integral part of the financial statements.	1 to 53		

As per our attached report of even date

For Taishete Mehta and Associates

Chartered Accountants

Firm Registration No : 128285W

Manisha A. Taishete
Manisha A. Taishete
Partner
Membership No. 110024



For and on Behalf of the Board of Directors

Vinod Goenka
Vinod Goenka
Director
DIN: 02254751

Hifzurrehman Kadiwal
Hifzurrehman Kadiwal
Managing Director
DIN: 00029033

Ashok Saraf
Ashok Saraf
Director
DIN: 01627873

Samir Choksi
Samir Choksi
Director
DIN: 00049416

Suresh Singh
Suresh Singh
Chief Financial Officer

Shilpa Saboo
Shilpa Saboo
Company Secretary

Place : Mumbai
Date: 27-05-2022

Place : Mumbai
Date: 27-05-2022

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
(A) Cash flow from operating activities		
Profit before tax as per statement of profit and loss	1,318.50	1,338.34
Adjustments for:		
Other comprehensive income	(7.70)	3.76
Interest income on financial assets at amortised cost	(15.79)	(20.77)
Interest income on income tax refund	(0.91)	(6.89)
Depreciation and amortization expense	0.90	1.01
Interest expenses on financial liabilities at amortised cost	4.52	6.00
Unwinding of discount on financial liabilities	99.23	152.92
Change in operating assets and liabilities:	1,398.75	1,474.37
Change in inventories	99.37	(2,429.24)
Change in trade receivables	2,567.04	923
Change in other financial assets	61.5	(92.92)
Change in loans granted	(1,157.08)	224.75
Change in other current assets	(864.70)	282.21
Change in provisions	(369.60)	(7.92)
Change in other financial liabilities	(217.45)	228.46
Change in trade payables	(155.27)	(380.1)
Change in other current liabilities	(817.75)	921.91
Income tax refund / (paid) (net)	544.75	1,144.52
Cash generated from operations	2.82	23.01
	547.57	1,167.53
(B) Cash flow from investing activities		
Interest received	2.50	21.20
Loans granted during the year	-	(6.35)
Fixed deposits (placed) / redeemed during the year (net)	(27.51)	(55.54)
Purchase of property, plant and equipment	(0.54)	-
Cash (used) investing activities	(25.55)	(40.69)
(C) Cash flow from financing activities		
Borrowings during the year	-	-
Repayment of borrowings	(1,505.32)	(381.05)
Financial charges	21.10	(51.29)
Net cash generated from financing activities	(1,484.22)	(432.34)
Net increase in cash and cash equivalents	(962.19)	694.50
Add: cash and cash equivalents (opening)	1,301.44	606.94
Cash and cash equivalents (closing)	339.25	1,301.44
(D) Cash and cash equivalents includes		
Cash on hand	6.03	6.18
Bank balances	308.22	1,295.26
Deposit having maturity less than 3 months	25.00	-
	339.25	1,301.44
Summary of significant accounting policies	2	
Refer accompanying notes. These notes are an integral part of the financial statements.	1 to 53	

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.42 for reconciliation of liabilities arising from financing activities

The above Cash Flow should be read in conjunction with the accompanying notes

As per our attached report of even date

For Taishete Mehta and Associates
Chartered Accountants
Firm Registration No : 128285W

Manisha A. Taishete
Partner
Membership No. 110024



Place : Mumbai
Date: 27-05-2022

Vinod Goenka
Director
DIN: 02254751

Samir Choksi
Director
DIN: 00049416

Place : Mumbai
Date: 27-05-2022

For and on Behalf of the Board of Directors

Hifzur Rehman Kadiwal
Managing Director
DIN:00029033

Suresh Singh
Chief Financial Officer

Ashok Saraf
Director
DIN: 01627873

Shilpa Saboo
Company Secretary

A. Equity share capital

Particulars	Balance at the beginning of the reporting period	Changes in equity share capital due to prior period errors	Restated balance at the beginning of the reporting period	Changes in equity share capital during the year /(Buy-back of shares)	Balance at the end of the reporting period
Year ended 31st March, 2022					
No. of shares	6,60,000	-	6,60,000	-	6,60,000
Amount	66.00	-	66.00	-	66.00
Year ended 31st March, 2021					
No. of shares	6,60,000	-	6,60,000	-	6,60,000
Amount	66.00	-	66.00	-	66.00

B. Other equity

Particulars	Reserves and surplus		Other comprehensive income	Total
	Equity component of compound financial instruments (*)	Retained earnings		
Balance as at 1st April, 2020	785.00	(8,403.14)	25.17	(7,592.97)
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance as at 1st April, 2020	785.00	(8,403.14)	25.17	(7,592.97)
Loss for the year	-	2,337.39	-	2,337.39
Other comprehensive income for the year	-	-	5.22	5.22
Remeasurement gains on defined benefit plan	-	-	-	-
Balance as at 1st April, 2021	785.00	(6,065.75)	30.39	(5,250.36)
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance as at 1st April, 2020	785.00	(6,065.75)	30.39	(5,250.36)
Profit for the year	-	990.55	-	990.55
Other comprehensive income for the year	-	-	(7.70)	(7.70)
Remeasurement gains on defined benefit plan	-	-	-	-
Year ended 31st March, 2022	785.00	(5,075.20)	22.68	(4,267.51)

(*) Represents equity component of 10.50% redeemable cumulative preference shares.

As per our attached report of even date

For Taishete Mehta and Associates
Chartered Accountants
Firm Registration No : 128285W

Manisha A. Taishete
Manisha A. Taishete
Partner
Membership No. 110024



Place : Mumbai
Date: 27-05-2022

For and on Behalf of the Board of Directors

Vinod Goenka
Vinod Goenka
Director
DIN: 02254751

Hifzur Rehman Kadiwal
Hifzur Rehman Kadiwal
Managing Director
DIN: 00029038

Samir Choksi
Samir Choksi
Director
DIN: 00049416

Suresh Singh
Suresh Singh
Chief Financial Officer

Place : Mumbai
Date: 27-05-2022

Ashok Saraf
Ashok Saraf
Director
DIN: 01627873

Shilpa Saboo
Shilpa Saboo
Company Secretary

Neelkamal Realtors Suburban Private Limited
Notes forming part of financial statements

1 Company background

- 1.1** Neelkamal Realtors Suburban Private Limited (the "company") is incorporated and domiciled in India. The company is a Real Estate Development company and at present, it has undertaken development and construction of Residential cum Commercial project on the land situated at Dahisar (East) known as DB Ozone (the Project). The land is acquired by the company on its own account/under joint venture agreement(s). The work of the Project is in progress as of year-end.
- 1.2** 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 Centre, Dr. A.L Nair Road, Near Jacob Circle, Opp. HP Petro Pump, Gate No.3 Raheja Viveria, Mahalaxmi, Mumbai - 400011.
- 1.3** The company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 27th May 2022 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.
- 1.4** The company's networth as of 31st March, 2022 is negative by Rs. 4,201.51 lakhs but expects to recoup the same in its entirety from the balance estimated profits from the project. Further, the holding company has given their financial commitment to infuse funds to meet the company's obligations. Accordingly, these financial statements are continued to be prepared by applying the principle of going concern assumption.

2 Significant Accounting Policies, Accounting Judgements, Estimates and Assumptions followed in the preparation and presentation of the financial statements

2.1 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 (the Act) 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').

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.

(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. 2.8 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.

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

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

2.2 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.

2.3 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.

2.4 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.

2.5 Impairment of tangible assets

Carrying amount of tangible 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.



2.6 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.

Construction materials are valued at cost

2.7 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.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract Liabilities are recognised when there is billing in excess of revenue and advance received from customers.

The revenue recognition of real estate project under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in scope of work and other payments to the extent they are probable and they are capable of being reliably measured. However, where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the statement of profit and loss.

The company uses input methods to measure its progress towards complete satisfaction of a performance obligation satisfied over time. Accordingly, it recognises revenue on the basis of its efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation, but excludes from an input method the effects of any inputs that do not depict the company's performance in transferring control of the units under construction. Further, in the early stage of construction, the company recognises revenue only to the extent of the costs incurred until such time that it can reasonably measure the outcome of the performance obligation as it expects to recover the costs incurred in satisfying the performance obligation.



(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.

(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.

2.8 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) when

- 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
 - 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

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.

2.9 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.

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.

2.10 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 Lessor

A lessor shall classify each of its leases as either an operating lease or a finance lease. lease is a finance lease or an operating lease depends on the substance of the transaction rather than the form of the contract.

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset.

Lessor shall recognise assets held under a finance lease in its balance sheet as an asset and present them as a receivable at an amount equal to the net investment. Finance income should be recognised over the lease term, based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease.

In case of operating leases, lease payments are recognised as income either on straight-line basis or another systematic basis. Another systematic basis is applied, only if, that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished. All the cost, including depreciation, incurred in earning the lease income should be recognised as an expense.

2.11 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 and loss in the year in which they are incurred.

2.12 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.

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.

2.13 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.



2.14 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.

2.15 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.

2.16 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.

2.17 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.

2.18 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
- (b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

2.19 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.

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) Revenue from real estate project and project cost (refer note no. 2.7 (a) and 36)
- (b) 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.31)
- (c) Assessment of the recoverability of various financial assets.
- (d) Provision for land cost. (refer note no. 33)

2.20 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) 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) Consumption norms will remain same;
- (iii) Estimates for contingencies; and
- (iv) 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.

(b) Deferred Tax Assets -

In assessing the realisability of deferred income tax assets, management considers whether some portion or all of the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible.

Management considers the scheduled reversals of deferred income tax liabilities, projected future taxable income. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the company will realize the benefits of those deductible differences.

The amount of the deferred income tax assets considered realizable, however, could be reduced in the near term if estimates of future taxable income during the carry forward period are reduced.

(c) 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.

(d) Assessment of expected credit losses on financial assets.

2.21 Ind AS modified but not effective as at Balance Sheet date

The following standards modified by MCA become effective w.e.f. 1st April 2022.

Particulars	Effective date
Modification to existing Ind Accounting Standard	
Ind AS 101 First-time Adoption of Indian Accounting Standards	1st April, 2022
Ind AS 103 Business Combinations	1st April, 2022
Ind AS 109 Financial Instruments	1st April, 2022
Ind AS 16 Property, plant and equipment	1st April, 2022
Ind AS 37 Provisions, contingent liabilities and contingent assets	1st April, 2022
Ind AS 41 Agriculture	1st April, 2022

The company is assessing the potential impact of above amendments on the financial statements. The management presently is of the view that it would not have a material impact on the financial statements.



3 Property, plant and equipment

Particulars	Tangible assets			Total
	Furniture and fixtures	Office equipment	Computers	
Gross carrying as at 1st April, 2021	4.97	1.88	5.83	12.68
Additions	-	0.14	0.40	0.54
Disposals	-	-	-	-
Gross carrying as at 31st March, 2022	4.97	2.02	6.22	13.21
Accumulated depreciation as at 1st April, 2021	3.35	0.84	3.98	8.17
Depreciation	0.17	0.26	0.46	0.90
Accumulated depreciation on deletions	-	-	-	-
Accumulated depreciation as at 31st March, 2022	3.52	1.10	4.45	9.07
Carrying value as at 1st April, 2021	1.62	1.04	1.84	4.50
Carrying value as at 31st March, 2022	1.45	0.92	1.77	4.14

Particulars	Tangible assets			Total
	Furniture and fixtures	Office equipment	Computers	
Gross carrying as at 1st April, 2020	4.97	1.88	5.48	12.33
Additions	-	-	0.35	0.35
Disposals	-	-	-	-
Gross carrying as at 31st March, 2021	4.97	1.88	5.83	12.68
Accumulated depreciation as at 1st April, 2020	3.15	0.59	3.42	7.16
Depreciation	0.20	0.25	0.56	1.01
Accumulated depreciation on deletions	-	-	-	-
Accumulated depreciation as at 31st March, 2021	3.35	0.84	3.98	8.17
Carrying value as at 1st April, 2020	1.82	1.29	2.06	5.16
Carrying value as at 31st March, 2021	1.62	1.04	1.85	4.51



4 Non current financial assets - others

Particulars	As at 31st March, 2022	As at 31st March, 2021
Security deposits	27.30	30.87
Interest free performance refundable deposit	74.77	77.59
Fixed deposit with maturity more than 12 months (refer note no. 4.1)	15.00	15.00
Total	117.06	123.45

4.1 Includes Rs. 15.00 lakhs (previous year Rs. 15.00 lakhs) held as margin money against bank guarantee given towards environmental clearance.

5 Income taxes

5.1 The income tax expense consists of the following:

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Current tax expense / (benefit)	-	-
Deferred tax expense / (benefit)	327.95	(1,000.51)
Total Income tax expenses recognised in the current year	327.95	(1,000.51)

5.2 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 31st March, 2022	As at 31st March, 2021
Profit before income taxes	1,318.50	1,338.34
Applicable income tax rate	25.17%	25.17%
Expected income tax expense	331.84	336.83
Tax expense of adjustments to reconcile expected income tax expense to reported income tax expenses		
Deferred tax on unabsorbed business losses not recognised upto previous year	-	(10,002.82)
Deferred tax on other timing differences not recognised upto previous year	-	(334.22)
Other temporary differences	(3.89)	(0.30)
	(3.89)	(10,337.34)
Total Income tax expenses recognised in the current year	327.95	(10,000.51)

5.3 Deferred tax relates to the following:

Particulars	As at 31st March, 2022	As at 31st March, 2021
Deferred tax assets:		
Disallowances under section 40(a)(ia) / 40(A)(7) / 43B	38.84	88.59
Difference between book & tax depreciation	0.23	0.25
Unabsorbed business losses and depreciation allowance	1,070.26	1,104.05
Fair value adjustments of financial assets	7.83	4.62
Allowances for credit losses	314.54	587.11
	1,431.70	1,784.62
Deferred tax liabilities:		
Fair value adjustments of financial liabilities	(51.44)	(76.41)
Total	1,380.26	1,708.21

5.4 Deferred tax income or expense recognised in the statement of profit and loss / other comprehensive income

Particulars	As at 31st March, 2022	As at 31st March, 2021
Opening balance	1,708.21	707.70
Recognised / reversed through statement of profit and loss		
Disallowances under section 40(a)(ia) / 40(A)(7) / 43B	(49.75)	88.59
Difference between book & tax depreciation	(0.02)	0.25
Unabsorbed business losses and depreciation allowance	(33.79)	396.35
Fair value adjustments of financial assets	3.21	4.62
Allowances for credit losses	(272.57)	587.11
Fair value adjustments of financial liabilities	24.97	(76.41)
	(327.95)	1,000.51
Closing balance	1,380.26	1,708.21



6 Inventories

Particulars	As at 31st March, 2022	As at 31st March, 2021
(Valued at lower of cost or net realisable value) (refer note no. 33)		
Project work-in-progress	5,093.14	5,141.56
Materials at site	162.35	213.30
Total	5,255.49	5,354.86

7 Current financial assets - trade receivables

Particulars	As at 31st March, 2022	As at 31st March, 2021
Trade receivable, considered good (refer note no. 7.1)	4,030.48	7,680.53
Less: Allowances for credit losses	1,249.77	2,332.77
Total	2,780.72	5,347.76

7.1 Includes Rs. 2,815.82 lakhs (Previous Year: Rs. 6,212.32 lakhs) against sale of land.

7.1 Trade Receivables Ageing Schedule as at 31st March, 2022

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled	<6 months	6 months - 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) Undisputed Trade receivables - considered good	-	99.68	2,893.84	77.85	150.36	189.73	3,411.45
(ii) Undisputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade receivables - considered good	-	-	14.94	32.26	45.44	171.70	264.34
(v) Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	354.69	354.69
(vi) Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
Total	-	99.68	2,908.78	110.11	195.80	716.12	4,030.48

7.2 Trade Receivables Ageing Schedule as at 31st March, 2021

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled	<6 months	6 months - 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) Undisputed Trade receivables - considered good	-	331.26	6,229.08	235.83	74.16	203.99	7,074.31
(ii) Undisputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade receivables - considered good	-	-	31.87	43.23	15.51	132.44	223.05
(v) Disputed Trade receivables - which have significant increase in credit risk	-	-	33.35	9.28	3.63	336.91	383.17
(vi) Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
Total	-	331.26	6,294.31	288.33	93.30	673.33	7,680.53



- 7.3 The company provides standard credit period to its customers. On non receipt of amounts within the credit period, it makes claim for interest @ 21%; however, due to uncertainty as regards ultimate collection the same is accounted for on its collection.
- 7.4 The company follows 'simplified approach' for recognition of allowances for credit losses, which is based on historical credit loss adjustment duly adjusted for forward looking estimates, the details of which are as under:

Particulars	As at 31st March, 2022	As at 31st March, 2021
Balance at the beginning of the year	(2,332.77)	(1,241.00)
Allowance for credit losses (recognized) / reversed during the year (net)	1,083.00	(1,091.77)
Balance at the end of the year	(1,249.77)	(2,332.77)

8 Cash and cash equivalents

Particulars	As at 31st March, 2022	As at 31st March, 2021
<u>Cash and cash equivalents</u>		
Balances with banks	308.22	1,295.26
Cash on hand	6.03	6.18
Deposit having maturity less than 3 months	25.00	-
Total	339.24	1,301.44

9 Bank balance other than above

Particulars	As at 31st March, 2022	As at 31st March, 2021
Fixed deposit with maturity more than 3 months but less than 12 months (refer no. 9.1)	325.00	291.10
Total	325.00	291.10

- 9.1 Rs. 290.00 lakhs (previous year Rs. 290.00 lakhs) is held on behest of the proposed society.

10 Current financial assets - loans

Particulars	As at 31st March, 2022	As at 31st March, 2021
(Unsecured, considered good)		
Loans to a holding company (refer note no. 40)	1,156.65	-
Staff loans	0.72	0.29
	1,157.37	0.29
(Unsecured, credit Impaired)		
Loans to a related party (refer note no. 40)	589.53	589.53
Staff loans	1.13	1.13
	590.66	590.66
Less: Provision for doubtful loans	(590.66)	(590.66)
	-	-
Total	1,157.37	0.29

10.1 Type of borrower

	As at 31st March, 2022		As at 31st March, 2021	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Related parties	1,746.17	99.89%	589.53	99.76%



11 Current financial assets - others

Particulars	As at 31st March, 2022	As at 31st March, 2021
Statutory and other dues receivable from allottees	224.68	286.00
Other receivables from:		
- Related parties (refer note no. 40)	57.26	57.26
- Others	-	0.13
Interest accrued on:		
- Fixed deposits with banks	42.62	29.33
	324.55	372.71
(Unsecured, credit impaired)		
Interest on loan granted to a related Party (refer note no. 40)	213.30	213.30
Less: Allowance for bad and doubtful loan	(213.30)	(213.30)
	-	-
Total	324.55	372.71

12 Current tax assets

Particulars	As at 31st March, 2022	As at 31st March, 2021
Current tax recoverable	15.94	17.85
Total	15.94	17.85

13 Other current assets

Particulars	As at 31st March, 2022	As at 31st March, 2021
Trade and other advances	1,184.17	990.69
Balances with statutory authorities	597.74	443.65
Deposits with court against legal cases (refer note no. 31.1)	143.62	35.48
Prepaid expenses	40.35	43.03
Unbilled revenue (refer note no. 13.1 and 37)	1,594.34	1,182.67
Total	3,560.23	2,695.53

13.1 Unbilled revenue ageing as of 31st March, 2022 and 31st March, 2021

Particulars	As at 31st March, 2022	As at 31st March, 2021
	Not due	Not due
Unbilled revenue (classified under other current assets)	1,594.34	1,182.67



14 Equity share capital

Particulars	As at 31st March, 2022	As at 31st March, 2021
Authorised		
7,50,000 (previous year 7,50,000) equity shares of Rs.10/- each	75.00	75.00
	75.00	75.00
Issued		
6,60,000 (previous year 6,60,000) equity shares of Rs.10/- each	66.00	66.00
	66.00	66.00
Subscribed and paid-up		
6,60,000 (previous year 6,60,000) equity shares of Rs.10/- each, fully paid	66.00	66.00
	66.00	66.00

14.1 Reconciliation of the number of equity shares and amounts outstanding at the beginning and at the end of the year

Particulars	Opening balance	Fresh issue	Closing balance
Equity Shares			
Year ended 31st March, 2022			
-Number of equity shares	6,60,000	-	6,60,000
Year ended 31st March, 2021			
-Number of equity shares	6,60,000	-	6,60,000

14.2 Rights, preferences and restrictions attached to Equity Shares:

Each equity shareholder is eligible for one vote per share held. The dividend as and when proposed by the Board of Directors shall be subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amounts, in proportion to their shareholding.

14.3 Details of shares held by the holding company

Name of the company	As at 31st March, 2022		As at 31st March, 2021	
	No. of Shares	% Holding	No. of Shares	% holding
D B Realty Ltd.	4,35,600	66.00%	4,35,600	66.00%

14.4 Details of equity shares held by shareholders holding more than 5% of the aggregate shares in the company

Name of Shareholder	As at 31st March, 2022		As at 31st March, 2021	
	No. of shares held	% of holding	No. of shares held	% of holding
D B Realty Ltd.	4,35,600	66.00%	4,35,600	66.00%
Shiva Buildcon Pvt. Ltd.	74,800	11.33%	74,800	66.00%
Shiva Multitrade Pvt. Ltd.	74,800	11.33%	74,800	66.00%
Shiva Realtors Suburban Pvt. Ltd.	74,800	11.33%	74,800	66.00%
	6,60,000	100.00%	6,60,000	100.00%

14.5 Details of shareholding of promoters in the company

Name of the shareholder	As at 31st March, 2022		As at 31st March, 2021	
	No. of shares Held	% of Holding	No. of Shares Held	% of Holding
D B Realty Ltd.	4,35,600	66.00%	4,35,600	66.00%
Shiva Buildcon Pvt. Ltd.	74,800	11.33%	74,800	11.33%
Shiva Multitrade Pvt. Ltd.	74,800	11.33%	74,800	11.33%
Shiva Realtors Suburban Pvt. Ltd.	74,800	11.33%	74,800	11.33%
	6,60,000	100.00%	6,60,000	100.00%



15 Other equity

Particulars	As at 31st March, 2022	As at 31st March, 2021
Reserves and surplus		
(a) Equity component of compound financial instrument (refer note no. 15.1)		
Balance at the beginning of the year	785.00	785.00
Add : Recognised during the year	-	-
Balance at the end of the year	785.00	785.00
(b) Retained earnings		
Balance at the beginning of the year	(6,065.75)	(8,403.14)
Add : Profit for the year	990.56	2,337.39
Balance at the end of the year	(5,075.19)	(6,065.75)
Other comprehensive income		
Balance at the beginning of the year	30.39	25.17
Add: Remeasurement gains of defined benefit plan	(7.70)	5.22
Balance at the end of the year	22.68	30.39
Total	(4,267.51)	(5,250.36)

15.1 Represent equity component of 10.50% Redeemable Cumulative Preference Shares. Refer note no. 16.1 for the terms of redemption.

16 Non-current financial liabilities - borrowings

Particulars	As at 31st March, 2022	As at 31st March, 2021
Unsecured		
10,50,000 (previous year: 10,50,000) 10.50% Redeemable Cumulative Preference Shares of Rs. 100/- each, fully paid-up	905.17	780.32
Less: Current maturities of long-term borrowings	(905.17)	-
Total	-	780.32

16.1 The Preference Shares are redeemable at any time on or after expiry of 3 years from the date of allotment i.e. 07.11.2005 for 1,000,000 shares and 08.12.2005 for 50,000 shares, but not later than 20 years from the date of allotment. Further, the Board of Directors shall, at its absolute discretion, can decide the time of redemption after the expiry of 3 years, whether to be redeemed fully or partially, in one or more lots but in not more than three yearly instalments. The Preference Shareholders would be entitled to vote only on resolutions which directly affect their rights. The preference shares are held by the holding company i.e. D B Realty Limited.

16.2 Arrears of dividend in respect of redeemable cumulative preference shares

Particulars	As at 31st March, 2022	As at 31st March, 2021
Arrears of dividend	1,586.85	1,476.60
Total	1,586.85	1,476.60

17 Non-current financial liabilities - trade payables

Particulars	As at 31st March, 2022	As at 31st March, 2021
- Total outstanding dues of micro enterprises and small enterprises (refer note no.17.4)	15.74	13.79
- Total outstanding dues of creditors other than micro enterprises and small enterprises	276.56	198.28
Total	292.30	212.07

17.1 Represents amounts retained as per the terms of the contract(s) and are due for payment after a period of 12 months from the year-end.



17.2 Trade payables ageing as at 31st March, 2022

Particulars	Unbilled	Outstanding for following periods from due date of payment				Total
		< 1 year	1 - 2 years	2 - 3 years	>3 Years	
(i) MSME	-	15.74	-	-	-	15.74
(ii) Others	-	297.16	6.41	17.23	15.31	336.11
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

17.3 Trade payables ageing as at 31st March, 2021

Particulars	Unbilled	Outstanding for following periods from due date of payment				Total
		< 1 year	1 - 2 years	2 - 3 years	>3 Years	
(i) MSME	-	13.79	-	-	-	13.79
(ii) Others	-	206.36	7.93	1.58	16.36	232.24
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

17.4 Particulars	As at 31st March, 2022	As at 31st March, 2021
Principal amount outstanding to suppliers under MSMED Act, 2006	15.74	13.79
Principal amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date	-	-
Interest accrued on the amount due to suppliers under MSMED Act on the above amount	-	-
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 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.	-	-

Disclosures relating to amounts payable as at the year end together with interest paid / payable to Micro and Small Enterprises have been made in the accounts, as required under the Micro, Small and Medium Enterprises Development Act, 2006 to the extent of information available with the company determined on the basis of intimation received from suppliers regarding their status. The same has been relied upon by the auditors.

18 Non-current provisions

Particulars	As at 31st March, 2022	As at 31st March, 2021
#REF!		
- Gratuity	30.28	37.42
- Leave encashment	10.38	16.83
Total	40.66	54.25

19 Current financial liabilities - borrowings

Particulars	As at 31st March, 2022	As at 31st March, 2021
Unsecured		
Current maturities of long-term borrowings		
From related party	905.17	-
- From holding company (refer note no. 19.1 and 40)	-	1,455.77
- From Others (refer note no. 19.2 and 40)	0.46	50.00
Total	905.63	1,505.77

19.1. Interest free, repayable on demand.

19.2 Interest @ 12%, repayable on demand.

20 Current financial liabilities - trade payables

Particulars	As at 31st March, 2022	As at 31st March, 2021
- Total outstanding dues of micro enterprises and small enterprises (refer note no.20.3)	37.39	32.75
- Total outstanding dues of creditors other than micro enterprises and small enterprises	2,393.16	2,633.31
Total	2,430.54	2,666.05



20.1 Trade payables ageing as at 31st March, 2022

Particulars	Unbilled	Outstanding for following periods from due date of transaction				Total
		< 1 year	1 - 2 years	2 - 3 years	> 3 years	
(i) MSME	-	4.67	0.92	23.79	8.01	37.39
(ii) Others	1,887.46	324.50	37.88	24.31	119.01	2,393.16
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

20.2 Trade payables ageing as at 31st March, 2021

Particulars	Unbilled	Outstanding for following periods from due date of payment				Total
		< 1 year	1 - 2 years	2 - 3 years	> 3 years	
(i) MSME	-	-	24.74	0.05	7.96	32.75
(ii) Others	2,255.13	195.31	74.31	6.15	102.41	2,633.31
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

20.3 Particulars	As at 31st March, 2022	As at 31st March, 2021
Principal amount outstanding to suppliers under MSMED Act, 2006	37.39	32.75
Principal amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date	32.71	32.75
Interest accrued on the amount due to suppliers under MSMED Act on the above amount	-	-
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 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.	-	-

Disclosures relating to amounts payable as at the year end together with interest paid / payable to Micro and Small Enterprises have been made in the accounts, as required under the Micro, Small and Medium Enterprises Development Act, 2006 to the extent of information available with the company determined on the basis of intimation received from suppliers regarding their status. The same has been relied upon by the auditors.

21 Other current financial liabilities

Particulars	As at 31st March, 2022	As at 31st March, 2021
Interest accrued and due on borrowings	-	8.47
Employees' benefit payables	25.58	70.35
Amount refundable against cancellation of flats	111.17	111.14
Compensation payable (refer note no. 31.1)	105.00	105.00
Other collections from	315.58	479.83
Total	557.33	774.78

22 Other current liabilities

Particulars	As at 31st March, 2022	As at 31st March, 2021
Sale consideration from customers, pending recognition	8,750.17	9,578.82
Statutory dues	25.05	14.16
Total	8,775.22	9,592.97

23 Current provisions

Particulars	As at 31st March, 2022	As at 31st March, 2021
#REF!		
- Gratuity	12.25	17.68
- Leave Encashment	4.94	8.15
Estimated cost of land (refer note no. 33)	6,442.62	6,790.00
Total	6,459.82	6,815.83



24 Revenue from operations

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
(i) Sale of flats		
(ii) Other operating income	3,212.63	2,303.50
- Flat transfer charges	118.67	128.93
- Interest on delayed payments from customers	22.92	21.94
	141.59	150.87
Total	3,354.23	2,454.37

24.1 Unsatisfied performance obligations on long term real estate contracts

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Long term contracts entered into till year-end	1,02,244.66	1,01,900.38
Unsatisfied performance obligations on long term real estate contracts	12,790.08	15,903.96

25 Other income

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Interest Income		
- On financial assets at amortised cost	15.79	20.77
- On income tax refund	0.91	6.89
Sundry credit balances written back	0.04	-
Reversal of allowance for credit loss	1,083.00	-
Miscellaneous income	-	0.76
Total	1,099.74	28.42

26 Project related expenses

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Project expenses incurred during the year		
Direct cost of construction	2,742.51	1,734.84
Construction overheads		
- Salaries, allowances and bonus	175.68	178.16
- Contribution to provident fund and other allied funds	8.51	7.32
- Gratuity and leave encashment	0.30	1.93
- Staff welfare and other amenities	1.80	1.97
Rates & taxes	67.85	11.23
Insurance premium	5.98	22.34
Security service charges	22.73	23.35
Miscellaneous expenses	35.05	8.95
	3,060.40	1,990.09
Add; Financial costs (refer note no. 29)	4.52	6.00
Less: Land cost incurred (refer note no. 33)	(347.38)	-
	2,717.55	1,996.09
Total	2,717.55	1,996.09



27 Changes in project work-in-progress

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Balance as of commencement of the year:		
- Project work-in-progress	5,141.56	2,719.85
Less: Balance as of end of the year:		
- Project work-in-progress	5,093.14	5,141.56
Net decrease/(increase)	48.42	(2,421.71)

28 Employee benefits expenses

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
- Salaries, wages and bonus	50.60	87.23
- Contribution to provident fund and other allied funds	2.59	4.57
- Gratuity	0.19	1.21
- Staff welfare and other amenities	0.59	0.87
Total	53.99	93.87

29 Finance costs

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Interest expenses (effective interest rate method)		
- On financial liabilities at amortised costs	4.52	6.00
- Unwinding of discount on financial liabilities	99.23	152.92
Interest paid on cancellation of flats	(0.01)	0.22
	103.75	159.14
Less: Transferred to project expenses	4.52	6.00
Total	99.23	153.14

30 Other expenses

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Legal and professional fees (refer note no. 30.1)	35.28	42.42
Rates and taxes	153.73	174.63
Advertisement and sales promotion	2.45	0.24
Commission & brokerage	13.70	8.02
Communication expenses	0.96	0.96
Conveyance and travelling	1.13	0.68
Allowances for credit losses (refer note no. 7.4)	-	1,091.77
Miscellaneous expenses	8.13	3.33
Total	215.38	1,322.05

30.1 Payment to auditors

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
- Statutory audit fees	3.00	3.00
- Limited review fees	3.75	3.25
- Out of pocket expenses	-	0.05
Total	6.75	6.30



Neelkamal Realtors Suburban Private Limited**Notes forming part of financial statements**

All amounts are in INR (Lakhs) otherwise stated, except equity share and per share data

31 Contingent liabilities and other commitments**31.1 Contingent liabilities**

Particulars	As at 31st March, 2022	As at 31st March, 2021
Disputed Maharashtra Value Added Tax (*) (*) Rs. 40.00 lakhs is paid under protest	738.43	6,424.13

During the year, income tax authorities carried out search operation at registered office of the company and at the premises of the KMP's of D B Realty Limited. Certain documents [including back-up of accounting software] are taken by the department. In view of ongoing proceedings, the company is not in a position to ascertain the possible liability, if any.

31.2 Other commitments

There are certain on-going litigations relating to the project, the outcome of which is unascertainable. The company has decided to provide for the liability on its acceptance and does not expect the same to have any material adverse impact in its financial position. Further, in respect of certain litigations involving RERA, the company has deposited Rs.143.62 lakhs (Previous Rs. 35.48 lakhs) with the Court as per the directions. No provision is considered necessary as the company expects favourable outcomes.

- 32 The company is evaluating the cost benefit analysis of the regulations notified under the Unified Development Control And Promotion Regulations For Maharashtra State (UDCPR) in connection with development of the land. Necessary implications including withdrawal from rental housing scheme (refer note no. 33.2) shall be made upon such evaluation and implementation thereof.

33 Land Cost

The Land on which the company is developing its Project has been acquired by the company on its own account as well as under joint venture agreements. As per the joint venture agreements, the company has to handover agreed constructed area free of cost which represents land cost and the provision made therefor, including movement thereagainst is as under.

Particulars	Amount Provided	Amount Paid/Cost of Construction allocated as up to 31.03.2022	Outstanding amount of provision as of 31.03.2022
Estimated construction cost referable to the saleable area to be provided by the company free of cost to the respective party	2,011.65	1,811.65	200.00

- 33.1 In terms of Joint Venture Agreement, the company was liable to pay compensation of Rs. 20.00 lakhs per month for the delay in giving possession and accordingly, as upto 31st March, 2013, it paid compensation aggregating to Rs. 425.00 lakhs; however, no recognition was made thereafter. In the year ended 31st March, 2016 a settlement was reached for Rs. 305.00 lakhs as the final compensation payable, whereby Rs. 200.00 lakhs paid as interest free performance deposit was adjusted and the balance amount of Rs. 105.00 lakhs, was payable on or before 31.03.2017, which has remained unpaid. The company does not expect any additional outflow and hence, no provision is considered necessary to be provided for additional compensation / interest for delayed payment.

- 33.2 The company has entered into an arrangement with the Mumbai Metropolitan Region Development Authority (MMRDA), wherein it has agreed to construct residential complex of self-contained tenements and provide land, in view of the Rental Housing Scheme framed by MMRDA. In consideration thereof, MMRDA has provided / shall provide additional Floor Space Index on the part of land on which the company is developing and constructing its Project. Accordingly, the cost of construction thereof, represents land cost in the hands of the company. Provision in respect thereof has been made as under:

Particulars	Amount Provided	Amount Paid/Cost of Construction allocated as up to 31.03.2022	Outstanding amount of provision as of 31.03.2022
Construction cost towards buildings under rental housing scheme	14,265.33	8,022.70	6,242.62



Neelkamal Realtors Suburban Private Limited**Notes forming part of financial statements**

All amounts are in INR (Lakhs) otherwise stated, except equity share and per share data

- 34 The provision made for estimated cost of land is classified as short term, as the corresponding effect thereof is included in project work-in-progress.
- 35 The company is legally advised that in respect of land forming part of the Project, possession for which has been obtained by execution of Joint Venture Agreement, the consideration in respect of which is to be discharged by way of handing over the agreed square feet of built up area, is not liable for stamp duty.
- 36 The company's estimated total project cost is Rs. 1,14,945.67 lakhs (previous year Rs. 1,14,951.81 lakhs), against which it has incurred Rs. 97,378.93 lakhs (previous year Rs. 94,314.00 lakhs). The major component of project cost to be incurred is as under:

Particulars	As at 31st March, 2022	As at 31st March, 2021
Land cost represented by construction of rental housing (refer note no. 33.2)	6,242.62	6,590.00
Unpaid land cost (refer note no. 33)	200.00	200.00
Construction costs and overheads including contingency costs	11,124.12	13,847.81
	17,566.74	20,637.81

- 36.1 The above estimated total project cost is duly certified by the engineer of the company.
- 37 The stage of completion of the project is determined based on the proportion of the actual cost of construction as against the total estimated construction cost of project. Accordingly, excess of revenue recognised over actual bills raised has been classified as unbilled revenue. Further, based on expected realisation therefrom, the same has been bifurcated into non-current / current assets.

38 Earnings per share

Particulars	For the Year ended 31st March, 2022	For the Year ended 31st March, 2021
Profit after tax as per the Statement of profit and loss (Rupees)	990.55	2,337.39
Weighted average number of equity shares (Nos.)	6,60,000	6,60,000
Par value per share (Rupees)	150.08	354.15
Basic and diluted earnings per share (Rupees)	10	10

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

39.1 Defined contribution plan

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

Particulars	As at 31st March, 2022	As at 31st March, 2021
Employer's contribution to provident fund and allied funds	11.10	11.89

39.2 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 define benefit obligation

Particulars	Gratuity (un-funded)	
	As at 31st March, 2022	As at 31st March, 2021
Define benefit obligation at the beginning of the year	55.10	57.63
Acquisition adjustment	-	0.26
Interest cost	2.48	2.99
Current service cost	6.10	6.93
Benefits paid	(18.32)	(8.94)
Actuarial (gain)/loss	(2.83)	(3.76)
Define benefit obligation at the end of the year	42.53	55.10
Net Liability		
- Current	12.25	17.68
- Non-current	30.28	37.42

II. Expense recognized during the year

Particulars	Gratuity (un-funded)	
	As at 31st March, 2022	As at 31st March, 2021
Current service cost	6.10	6.93
Past service cost	-	-
Interest cost	2.48	2.99
Net cost	8.58	9.91

III. Recognised in other comprehensive income for the year

Particulars	Gratuity (un-funded)	
	As at 31st March, 2022	As at 31st March, 2021
Experience (gain)/loss on plan liabilities	(2.17)	(4.09)
Demographic (gain)/loss on plan liabilities	-	-
Financial (gain) /loss on plan liabilities	(0.66)	0.33
Actuarial (gain)/loss	(2.83)	(3.76)

IV. Actuarial assumptions

Particulars	Gratuity (un-funded)	
	As at 31st March, 2022	As at 31st March, 2021
Mortality table	IALM (2012-14) ult.	IALM (2012-14) ult.
Discount rate	5.90%	5.40%
Rate of escalation in salary	5.00%	5.00%
Expected Average remaining working lives of employees (in years)	3.52	3.51
<u>Withdrawal rate</u>		
Age upto 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)	
	As at 31st March, 2022	As at 31st March, 2021
Within the next 12 months (next annual reporting period)	12.25	17.68
Between 2 and 5 years	35.36	37.77
Between 6 and 10 years	13.00	20.67

VI. Quantitative sensitivity analysis for significant assumption is as below

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 define benefits obligation at the end of the year

Particulars	Gratuity (un-funded)	
	As at 31st March, 2022	As at 31st March, 2021
One percentage point increase in discount rate	43.87	56.82
One percentage point decrease in discount rate	41.27	53.49
One percentage point increase in salary rate	41.63	53.94
One percentage point decrease in salary rate	43.47	56.23
One percentage point increase in withdrawal rate	42.50	55.08
One percentage point decrease in withdrawal rate	42.57	55.12



- 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.

A. Liability risks

(i) 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.

(ii) Discount rate risk -

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

(iii) 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.

B. 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 balance of fair value of plan assets.
(b) Details of investments

- II The obligation of leave encashment is provided for on actuarial valuation by an independent valuer and the same is unfunded. The amount reversed in the statement of profit and loss for the year is Rs. 0.91 lakhs (Previous Year debit of Rs. 3.91 lakhs)

40 Related party disclosures

As per Indian Accounting Standard 24 (Ind AS 24) 'Related Party Disclosures', the disclosure of transactions with the related parties as defined in Ind AS 24 is given below:

40.1 List of related parties with whom transactions have taken place and relationships

Sr. no.	Name of the related party	Description of relationship
1	DB Realty Limited	Holding company
2	Gokuldam Real Estate Development company	Fellow subsidiary company
3	Real Gem Buildtech Private Limited	Fellow subsidiary company
4	MIG (Bandra) Realtors & Builders Private Limited	Fellow subsidiary company
5	Milan Theatres Private Limited	Fellow subsidiary company
6	Mira Real Estate Developers (Partnership Firm)	Fellow subsidiary company
7	Turf Estate JV (AOP in which company is member)	Fellow subsidiary company
8	Neelkamal Realtors Tower Private Limited	Fellow subsidiary company
9	K.G.Enterprises	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
10	Aniline Construction Company Private Limited	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
11	Conwood Construction & Developers Private Limited	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
12	Eversmile Construction Company Private Limited	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
13	Marine Drive Hospitality & Realty Private Limited	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
14	Bamboo Hotels & Global Centre (Delhi) Private Limited	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
15	Majestic Infracon Private Limited	Enterprises over which KMP(s) of the company exercise significant influence (Associated enterprises)
16	Dynamix Realty	Enterprises under joint control of the Holding Company (Jointly controlled entities)
17	DB (BKC) Realtors Private Limited	Enterprises under joint control of the Holding Company (Jointly controlled entities)



40.2 Transactions with related parties

Particulars	As at 31st March, 2022	As at 31st March, 2021
<u>Loans taken</u>		
- Holding company		
DB Realty Limited	1,262.50	-
- Associated enterprise		
Eversmile Construction Private Limited	209.00	-
<u>Loans repaid</u>		
- Holding company		
DB Realty Limited	2,718.27	381.05
- Associated enterprise		
Eversmile Construction Private Limited	259.00	-
<u>Interest on loan taken</u>		
- Associated enterprise		
Eversmile Construction Private Limited	4.07	6.00
<u>Repayment of interest on loan taken</u>		
- Associated enterprise		
Eversmile Construction Private Limited	3.61	-
<u>Loan given</u>		
- Holding company		
DB Realty Limited	1,676.23	-
<u>Receipt of loan given</u>		
- Holding company		
DB Realty Limited	519.58	-
<u>Trade receivables</u>		
- Associated enterprise		
Aniline Construction Company Pvt Ltd	3,396.50	-
<u>Reimbursement of expenses incurred on company's behalf</u>		
- Associated enterprise		
Eversmile Construction Private Limited	4.29	-
<u>Repayment of reimbursement of expenses incurred on company's behalf</u>		
- Associated enterprise		
Eversmile Construction Private Limited	4.29	-
<u>Reimbursement of statutory obligation paid on behalf of the company</u>		
- Holding company		
DB Realty Limited	-	0.01
- Fellow subsidiary company		
Real Gem Builtech Pvt.Ltd.	-	6.50
<u>Gratuity taken over / transferred</u>		
- Holding company		
DB Realty Limited	-	0.01
- Fellow subsidiary company		
MIG Bandra Realtors & Builders Private Limited	-	0.45



40.3 Outstanding balances as of year end

Particulars	As at 31st March, 2022	As at 31st March, 2021
Loans taken		
- Holding company	(1,156.65)	1,455.77
DB Realty Limited		
Eversmile Construction Private Limited		50.00
Loans granted		
- Associated enterprises		
Majestic Infracon Private Limited	802.83	802.83
Trade payables		
- Associated enterprises		
MIG Bandra Realtors & Builders Private Limited	0.92	0.92
Bamboo Hotels & Global Centre (Delhi) Private Limited	19.47	19.47
K.G.Enterprises		0.03
- Fellow subsidiary company		
Neelkamal Realtors Tower Private Limited	12.10	12.10
Interest payable		
- Associated enterprise		
Eversmile Construction Private Limited	0.46	8.47
Trade receivables		
- Holding company		
DB Realty Limited	42.37	42.37
- Fellow subsidiary company		
Milan Theatres Pvt Ltd	2.53	2.53
Mira Real Estate Developer (Partnership Firm)	0.13	0.13
Marine Drive hospitality & Realty Pvt.Ltd.	1.61	1.61
Real Gem Buildtech Private Limited	0.75	0.75
Aniline Construction Company Private Limited		
- Jointly controlled entities		
Dynamix Realty	0.50	0.50
DB (BKC) Realtors Private Limited	9.36	9.36
- Associated enterprise		
Aniline Construction Company Private Limited	2,815.82	6,212.32

40.4 The aforesaid related parties are as identified by the company and relied upon by the Auditors.



41 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 no. 2.8 of the Ind AS financial statements.

41.1 Financial assets and liabilities:

The carrying value of financial instruments by categories as of 31st March, 2022 is as follows:

Particulars	Note no.	Amortised Cost	Carrying amount As at 31st March, 2022
Financial assets			
Loans	4 & 10	1,274.43	1,274.43
Trade receivables	7	2,780.72	2,780.72
Cash and cash equivalents	8	339.24	339.24
Other balances with bank	9	325.00	325.00
Other financial assets	11	324.55	324.55
Total		5,043.94	5,043.94
Financial liabilities			
Borrowings	16 & 19	905.63	905.63
Trade and other payables	17 & 20	2,722.84	2,722.84
Other financial liabilities	22	557.33	557.33
Total		4,185.80	4,185.80

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

Particulars	Note no.	Amortised Cost	Carrying amount As at 31st March, 2021
Financial assets			
Loans	4 & 10	123.74	123.74
Trade receivables	7	5,347.76	5,347.76
Cash and cash equivalents	8	1,301.44	1,301.44
Other balances with bank	9	291.10	291.10
Other financial assets	11	372.71	372.71
Total		7,436.75	7,436.75
Financial liabilities:			
Borrowings	16 & 19	2,286.09	2,286.09
Trade and other payables	17 & 20	2,878.12	2,878.12
Other financial liabilities	22	774.78	774.78
Total		5,939.00	5,939.00

41.2 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.

(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. However, the company does not have any borrowings with floating rate of interest and thus sensitivity analysis is not disclosed.

(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

The company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans and preference shares. The company has access to a sufficient variety of sources of funding which includes funding from holding company which is expected to be rolled over in case of any liquidity gap. Further, the company is adequately supported by the holding company to provide financial stability.



The table below provides details regarding the contractual maturities of financial liabilities as at 31st March, 2022

Particulars	Amount payable during below period				
	As at 31st March, 2022	Within 1 year	1-2 years	2-5 years	more than 5 years
Liabilities					
(i) Non-current					
Trade payables	292.30	-	292.30	-	-
(ii) Current					
Borrowings	905.63	905.63	-	-	-
Trade payables	2,430.55	2,430.55	-	-	-
Other financial liabilities	557.33	557.33	-	-	-

The table below provides details regarding the contractual maturities of financial liabilities as at 31st March, 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) Non-current					
Borrowings	780.32	-	-	780.32	-
Trade payables	212.07	-	212.07	-	-
(ii) Current					
Borrowings	1,505.77	1,505.77	-	-	-
Trade payables	2,666.06	2,666.06	-	-	-
Other financial liabilities	774.78	774.78	-	-	-

41.3 Capital management

D B Really Limited, the holding company holds 66% of the equity share capital of the company, accordingly, the management of its capital structure is controlled by the said holding company.

42 Reconciliation of liabilities arising from financing activities

Particulars	Opening balance	Cash movement	Non-cash movement	Others	Total
As at 31st March, 2022					
Borrowings	2,286.09	(1,505.32)	124.85	-	905.63
Total	2,286.09	(1,505.32)	124.85	-	905.63
As at 31st March, 2021					
Borrowings	2,559.51	(381.05)	107.63	-	2,286.09
Total	2,559.51	(381.05)	107.63	-	2,286.09

43 Operating segments

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 Segments are not applicable.



43 Disclosure of ratios

Sr. no.	Particulars	Formula used	Ratios		Variance	Reasons for variance
			As at 31st March, 2022	As at 31st March, 2021		
1	Current ratio (in times)	Current assets Current liabilities	0.72	0.72	-0.14%	-
2	Debt equity ratio (in times)	Total debt Share Capital	(0.22)	(0.44)	-51.12%	Refer note no. 43.1
3	Debts services coverage ratio (in times)	Earning available for debt services Debt services	3.57	0.57	528.96%	Refer note no. 43.1
4	Return on equity (in %)	Net profit after taxes - Preference dividend (if any) Average Share capital	1501%	3542%	-57.62%	Refer note no. 43.2
5	Inventory turnover ratio (in times)	Cost of goods sold or Sales Average inventory	63.23%	59.28%	6.65%	-
6	Trade receivable turnover ratio (in times)	Net sales Average trade receivables	0.83	42.25%	95.34%	Refer note no. 43.3
7	Trade payable turnover ratio (in times)	Net credit purchase Average trade payable	9.88%	6.46%	52.80%	Refer note no. 43.3
8	Net capital turnover ratio (in times)	Net sales Working capital	(0.62)	(0.41)	52.03%	Refer note no. 43.3
9	Net profit ratio (in %)	Net profit (after tax) Net sales	30%	95%	-68.99%	Refer note no. 43.2
10	Return on capital employed (in %)	Earning before interest and taxes Capital employed	-33.74%	-28.77%	17.29%	-
11	Return on investment (in %)	Income from invested funds Average invested funds	NA	NA	NA	-

43.1 On account of recognition of interest expense on financial liabilities at amortised cost

43.2 On account of recognising deferred tax in the preceeding year which included impact of prior year also.

43.3 On account of non-realisation of amounts against sale of land which resulted into increase in trade payables and negative working capital

44 Wilful defaulter

As on 31st March, 2022 the company has not been declared wilful defaulter by any bank/financial institution or other lender.

45 Details of crypto currency or virtual currency

The company is not engaged in the business of trading or investing in crypto currency or virtual currency and hence no disclosure is required.

46 Registration of charges or satisfaction with Registrar of Companies (ROC)

The company does not have any charges or satisfaction yet to be registered with the registrar of companies(ROC) beyond the statutory period as at 31st March, 2022.

47 Compliance with number of layers of companies

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on Number of Layers) Rules, 2017.



48 Utilisation of borrowed funds

The company has not advanced any funds 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.

The company has not received any funds from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that the company shall whether, directly or indirectly, lend or, invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.

49 Borrowings secured against current assets

The company does not have borrowings secured against current assets and hence no disclosure is required.

50 Benami property

No proceedings have been initiated or are pending against the company as on 31st March, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

51 Relationship with struck off companies

The company does not have any transaction with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 and hence no disclosure is required.

52 Compliance with approved scheme(s) of arrangements

The company has not entered into any scheme of arrangements in terms of sections 230 to 237 of the Companies Act, 2013.

53 Figures of the previous year have been regrouped/reclassified wherever necessary to conform to the presentation of the current year.

As per our attached report of even date

For Taishete Mehta and Associates
Chartered Accountants
Firm Registration No : 128285W

Taishete
Manisha A. Taishete
Partner
Membership No. 110024

Vinod Goenka
Vinod Goenka
Director
DIN: 02254751

S. Choksi

Samir Choksi
Director
DIN: 00049416

For and on Behalf of the Board of Directors

Hifzur Rehman Kadiwal
Hifzur Rehman Kadiwal
Managing Director
DIN: 00029033

Suresh Singh
Suresh Singh
Chief Financial Officer

Ashok Saraf
Ashok Saraf
Director
DIN: 01627873

Shilpa Saboo
Shilpa Saboo
Company Secretary

Place : Mumbai
Date: 27-05-2022



Place : Mumbai
Date: 27-05-2022