INDEPENDENT AUDITOR'S REPORT

To,
The Members,
GOREGAON HOTEL AND REALTY PRIVATE LIMITED

1. Opinion

We have audited the accompanying Financial Statement of **GOREGAON HOTEL AND REALTY PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss (including Other Comprehensive Income), Cash Flows Statement and the Statement of Changes in Equity for the year then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as "Financial Statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statement 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 accounting principles generally accepted in India including the Indian Accounting Standards ("Ind AS") specified under Section 133 of the Act, of the state of affairs of the Company as at March 31, 2024, its profits, including total comprehensive income, its cash flows and its change in equity for the year ended on that date.

2. Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. These require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement 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 ("ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statement under the provisions of the Act and 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.

3. Responsibilities of Management and Those Charged with Governance for the Financial Statement

The Company's Board of Director is responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these Financial Statement that give a true and fair view of the financial position, financial performance including other comprehensive income, change in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act.

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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Statement, the Board of Directors of the company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors of the company is also responsible for overseeing the financial reporting process of the Company.

4. Auditor's Responsibilities for the Audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the Financial Statement 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 this Financial Statement. 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 Statement, 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 Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls systems in place and the operating effectiveness of such control.

- 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 Statement 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 Statement, including the disclosures, and whether the Financial Statement represent the underlying transactions and events in a manner that achieves fair presentation.

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 the Standalone Financial Statement 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.

5. Report on Other Legal and Regulatory Requirements

1. 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 it appears from our examination of those books;
   c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
   d. In our opinion, the aforesaid Financial Statement comply with the Accounting Standards (Ind AS) specified under Section 133 of the Act.
   e. On the basis of written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164(2) of the Act.
   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
   g. With respect to other matters to be included in the Auditors' 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 details of the pending litigations have been disclosed as Note no. 27 in the financial statements;
      (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
      (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
      (iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;.

      (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, 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 any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

(v) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated from April 13, 2023 for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

3. 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, during the year, the Company has not paid any remuneration to its Directors and hence the question of reporting under Section 197 (16) does not arise.

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration Number: 106201W/W100598

CHETAN MAHENDRA SHAH

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Chetan M. Shah
Partner
Membership No.: 047178
UDIN: 24047178BKELVR3553

Place: Mumbai
Date: 28th May, 2024

Annexure – "A" to the Independent Auditors' Report on the Financial Statements of GOREGAON HOTEL AND REALTY PRIVATE LIMITED for the year ended March 31, 2024

Report on the internal financial controls with reference to the aforesaid Standalone Financial Statements under Clause (i) of Sub-Section 3 of Section 143 of the Companies Act, 2013.

Opinion

We have audited the internal financial controls with reference to Standalone Financial Statements of GOREGAON HOTEL AND REALTY PRIVATE LIMITED (hereinafter referred to as "the Company") as of March 31, 2024 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls were operating effectively as at March 31, 2024, based on the internal financial controls with reference to Standalone Financial Statements 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 (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to Standalone Financial Statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. 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 Companies Act, 2013 (hereinafter referred to as "the Act").

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Standalone Financial Statements. 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 with reference to Standalone

Financial Statements were established and maintained and whether 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 with reference to Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of such internal financial controls, 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 Standalone 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 Company's internal financial controls with reference to Standalone Financial Statements.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls with reference to Standalone Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to Standalone Financial Statements include 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 Standalone 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 Standalone Financial Statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting with Reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to Standalone Financial Statements, 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 with reference to Standalone Financial Statements to future periods are subject to the risk that the internal financial controls with reference to Standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration Number: 106201W/W100598

CHETAN MAHENDRA SHAH
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Chetan M. Shah
Partner
Membership No.: 047178
UDIN: 24047178BKELVR3553

Place: Mumbai
Date: 28th May, 2024

Annexure – "B" to the Independent Auditors' Report on the Financial Statements of GOREGAON HOTEL AND REALTY PRIVATE LIMITED for the year ended March 31, 2024

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

i) (a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment. The Company does not have any intangible assets.

(b) The fixed assets have been physically verified by the management at reasonable intervals. No material discrepancies were noticed on such verification.

(c) The company does not have any immovable property. Hence, the question of title deeds being recorded in the name of the Company does not arise.

(d) During the year, the Company has not revalued its property, plant and equipment hence question of reporting under paragraph 3(i)(d) does not arise.

(e) No proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

ii)(a) The Company is in the business of real estate development and up to the year-end the company has incurred certain expenditure towards the project under development. As explained to us, site visit was carried out during the year by the management at reasonable intervals. In our opinion frequency of verification is reasonable.

In our opinion, keeping in view the nature of inventory, the procedures of physical verification by way of site visits by the management are reasonable and adequate in relation to size of the company and nature of its business.

The inventory records have been kept properly. As explained to us, no material discrepancies were noticed on physical verification of inventory/project site by the management.

(b) The Company has not been sanctioned working capital limits in excess of Rs.5 crores, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

iii) During the year, the Company has not made any investment/ granted any loans/provided any guarantee or security to any party covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act"). Accordingly, reporting under paragraph 3 (iii) of the Order is not applicable.

iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Act in respect of loans given has been complied with by the Company.

v) The Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.

vi) In our opinion, the company does not qualify the prescribed criteria as specified in Companies (Cost Records and Audit) Rules, 2014, and therefore is not required to maintain the cost records as prescribed under Section 148 (1) of the Act. Hence paragraph 3 (vi) of the order is not applicable.

vii) In respect of statutory dues:

(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax ('GST'), Provident fund, Profession Tax have been generally regularly deposited by the Company with the appropriate authorities. According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Services Tax ('GST'), Provident fund and Profession Tax were in arrears as at 31 March 2024 for a period of more than six months from the date they became payable.

Further as explained to us, the provisions for Employees State Insurance, and Duty of Custom are not applicable to the Company during the year.

(b) According to the information and explanations given to us, the details of disputed statutory dues is as follows:

Name of Statue	Nature of Dues	Amount Involved	Period to which amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	35,97,990	AY 2015-16 (FY 2014-15)	CIT-Appeals, Mumbai

viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix)(a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender, hence paragraph 3(ix)(a) of the order is not applicable

(b) The company is not declared wilful defaulter by any bank or financial institution or other lender.

(c) During the year, the Company has not obtained any term loans and hence paragraph 3(ix)(c) of the Order is not applicable.

(d) In our opinion and according to the information and explanations given to us, and on an overall examination of the Financial Statements of the Company, the Company has not utilised funds raised on short term basis for any long term purposes.

(e) In our opinion and according to the information and explanations given to us, and on an overall examination of the Financial Statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates, or joint ventures.

(f) During the year, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, paragraph 3 (x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence paragraph 3(x)(b) of the Order is not applicable.

xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) No whistle-blower complaints have been received during the year by the Company.

xii) The Company is not a Nidhi Company and hence reporting under paragraph 3 (xii) of the Order is not applicable.

xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

xiv) (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) The Company has not appointed an Internal Auditor and the Company is not required to appoint an Internal Auditor under section 138 of the Companies Act, 2013.

xv) During the year the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities and hence paragraph 3(xvi)(b) of the Order is not applicable.

(c) In our opinion, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and hence paragraph 3(xvi)(c) of the Order is not applicable.

(d) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under paragraph 3(xvi) (d) of the Order is not applicable.

xvii) During the year, the Company has not incurred any cash loss however there was a Cash loss of Rs.822.98 lakhs in immediately preceding financial year.

xviii) There has been no resignation of the statutory auditors of the Company during the year.

xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, we report as follows:

The Company's project which was stalled earlier has been commenced in the current financial year. The Company's liability mainly represents loan from the parent company. There is an understanding between the parties that the above lender will not enforce recovery of the said loan till the time the Company generates sufficient cash flows from its operation. Also, the management believes that intrinsic realisable value of project land shall be significantly higher than its liabilities. The parent company has also offered to support financing needs of the company for the next one year. Hence, based on the above representations, the Company's Management is hopeful of meeting its short term financial obligations.

We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to 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) In our opinion, the provisions of Section 135 of the Act are not applicable and hence the paragraph 3(xx) of the Order is not applicable.

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration Number: 106201W/W100598

CHETAN MAHENDRA SHAH

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Chetan M. Shah
Partner
Membership No.: 047178
UDIN: 24047178BKELVR3553

Place: Mumbai

Date: 28th May, 2024

Goregaon Hotel and Realty Private Limited
Balance Sheet as at March 31, 2024
All amount are in INR (lakhs) otherwise stated

Particulars	Note No.	As at March 31, 2024	As at March 31, 2023
ASSETS			
1 Non Current Assets			
a Property, Plant and Equipment	3	0.32	0.36
b Financial Assets			
(i) Investment	4	135.78	127.14
Total Non Current Assets (A)		136.10	127.49
2 Current Assets			
a Inventories	5	17,980.84	17,817.35
b Financial Assets			
(i) Cash and cash equivalents	6	5,017.56	13.38
(ii) Loans	7	1.38	1.38
(iii) Other Financial Assets	8	6.14	6.04
c Other Current Assets	9	6,418.59	1,454.28
Total Current Assets (B)		29,424.51	19,292.42
Total Assets (A)+(B)		29,560.61	19,419.92
EQUITY AND LIABILITIES			
1 Equity			
a Equity Share Capital	10	1.00	1.00
b Other Equity	11	(5,748.64)	(6,430.96)
Total Equity (A)		(5,747.64)	(6,429.96)
2 Non Current Liabilities			
a Financial liabilities			
b Provisions	12	2.29	1.85
Total Non Current Liabilities (B)		2.29	1.85
3 Current Liabilities			
a Financial liabilities			
(i) Short Term Borrowings	13	34,100.97	24,636.33
(ii) Trade payables	14	156.44	155.98
(iii) Other financial liabilities	15	1,002.42	1,025.21
b Other Current Liabilities	16	1.44	0.29
c Provision	17	44.69	30.21
Total Current Liabilities (C)		35,305.97	25,848.03
Total Equity and Liabilities (A)+(B)+(C)		29,560.61	19,419.92

Material accounting policies and notes on Financial statements **1 to 35**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 106201W/W100598

CHETAN MAHENDRA SHAH

Chetan M. Shah
Partner
Membership No. : 047178

Place: Mumbai
Date: 28th May, 2024

For and on Behalf of the Board

NABIL YUSUF PATEL Digitally signed by NABIL YUSUF PATEL Date: 2024.05.28 16:35:40 +05'30'

Nabil Patel
Director
DIN -0298093

JESSIE KURUVILLA Digitally signed by JESSIE KURUVILLA Date: 2024.05.28 16:36:08 +05'30'

Jessie Kuruvilla
Director
DIN -02290242

Place: Mumbai
Date: 28th May, 2024

Goregaon Hotel and Realty Private Limited

Statement of Profit and Loss for the year ended March 31, 2024

All amount are in INR (lakhs) otherwise stated

	Particulars	Note No.	As at March 31, 2024	As at March 31, 2023
I	Revenue from operations		-	-
II	Other income	18	10.23	26.12
III	**Total Income (I)+(II)**		10.23	26.12
IV	**Expenses**			
	Project Related Expenses	19	163.50	53.41
	Changes in inventories of finished goods, work in progress and stock-in-trade	20	(163.50)	(53.41)
	Finance costs	21	-	557.80
	Depreciation and amortisation expense	3	0.02	0.03
	Other expense	22	8.07	291.27
	Total expenses (IV)		8.09	849.10
	Profit/ (loss) before exceptional items and tax		2.15	(822.98)
V	Exceptional Items	18.1	680.06	
VI	**(Profit) before tax (III)-(IV)**		682.20	(822.98)
VII	**Tax expense**			
	a) Current tax		-	-
	b) Deferred tax		-	-
	c) (Short)/Excess Tax provision in earlier years		-	-
VIII	**(Profit) for the period (VI)-(VII)**		682.20	(822.98)
IX	**Other Comprehensive Income**		-	
	A (i) Items that will not be reclassified to Profit or Loss		-	-
	Remeasurement of Defined Benefit Obligation		0.12	(0.03)
	(ii) Income tax relating to items that will not be reclassified to Profit or Loss		-	-
	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		-	-
	Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (IX)		0.12	(0.03)
X	**Total Comprehensive Income for the period (VII)+(VIII)**		682.32	(823.00)
XI	**Earnings per equity share**			
	Basic and Diluted	23	0.07	(0.08)

Material accounting policies and notes on Financial statements **1 to 35**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 106201W/W100598

CHETAN MAHENDRA SHAH

Chetan M. Shah
Partner
Membership No. : 047178

Place: Mumbai
Date: 28th May, 2024

For and on Behalf of the Board

NABIL YUSUF PATEL Digitally signed by NABIL YUSUF PATEL Date: 2024.05.28 16:37:34 +05'30'

Nabil Patel
Director
DIN -0298093

JESSIE KURUVILLA Digitally signed by JESSIE KURUVILLA Date: 2024.05.28 16:37:13 +05'30'

Jessie Kuruvilla
Director
DIN -02290242

Place: Mumbai
Date: 28th May, 2024

Goregaon Hotel and Realty Private Limited
Cash Flow Statement For the Year Ended March 31, 2024
All amount are in INR (lakhs) otherwise stated

Particulars		For The Year Ended March 31, 2024	For The Year Ended March 31, 2023
Cash Flow From Operating Activities:			
Profit / (Loss) Before Tax		682.20	(822.98)
Adjustment for:			
Interest expense		-	557.80
Provision Reversal		-	0.42
Depreciation		0.03	0.05
Remeasurement of Defined Benefit Obligation		0.12	
Share of profit from Partnership firm		(8.65)	(5.17)
OTS Income		(680.06)	-
Operating Income before working Capital changes		(6.35)	(269.89)
Working Capital Adjustments; increase/decrease in:			
Trade Payables		0.46	(69.71)
Current liabilities		1.15	(1.54)
Other financial liabilities		(22.78)	24.84
Other Current Assets		(4,964.32)	245.95
Other Financial Assets		679.96	82.75
Inventories		(163.50)	(53.41)
Provisions		14.91	0.36
Cash From Operating Activities		(4,460.46)	(40.65)
Direct Taxes Paid		(0.00)	-
Net Cash Flow From/(Used in) Operating Activities	A	(4,460.46)	(40.65)
Cash Flow From Investing Activities:			
Investments		(8.65)	(5.17)
Loan (Granted)/Repayment received		-	608.99
Interest Income from Bank			
Purchase of Fixed Asset		-	(0.02)
Share of profit from Partnership firm		8.65	5.17
Net Cash Flow From/(used in) Investing Activities	B	(0.00)	608.97
Cash Flow From Financing Activities:			
Repayment of Current Borrowings		-	-
Interest expense		-	(557.80)
Proceeds From Short term Borrowing (net)		9,464.64	0.30
Net Cash generated/(used) from Financing Activities	C	9,464.64	(557.49)
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)		5,004.17	10.83
Add: Cash and Cash Equivalents (Opening)		13.38	2.54
Cash and Cash Equivalents (Closing)		5,017.56	13.38
Cash and cash equivalent: (As per Note no.6)			
Cash on hand		7.29	2.27
Bank Balances		8.83	11.11
Fixed Deposits maturing withing three months		5,001.43	
Cash and Cash Equivalent		5,017.56	13.38
Notes to Cash Flow:			
1. Net Debt Reconciliation			
Net Debt Opening		24,636.33	24,636.04
Fair Value changes		-	-
Cash flows		9,464.64	24,636.33
Net Debt Closing		34,100.97	49,272.37

Material accounting policies and notes on Financial statements **1 to 35**

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 106201W/W100598

CHETAN MAHENDRA SHAH

Chetan M. Shah
Partner
Membership No. : 047178

Place: Mumbai
Date: 28th May, 2024

For and on Behalf of the Board

NABIL YUSUF PATEL Digitally signed by NABIL YUSUF PATEL Date: 2024.05.28 16:37:58 +05'30'

JESSIE KURUVILLA Digitally signed by JESSIE KURUVILLA Date: 2024.05.28 16:39:19 +05'30'

Nabil Patel
Director
DIN -0298093

Jessie Kuruvilla
Director
DIN -02290242

Place: Mumbai
Date: 28th May, 2024

Goregaon Hotel and Realty Private Limited
Statement of Changes in Equity for the year ended March 31, 2024
All amount are in INR (lakhs) otherwise stated

A. Equity Share Capital

Particulars	**Amount**
Balance as at April 1, 2022	1.00
Changes in equity share capital during FY 2022-23	-
Balance as at March 31, 2023	1.00
Balance as at April 1, 2023	**1.00**
Changes in equity share capital during FY 2022-23	-
Balance as at March 31, 2024	**1.00**

B. Other Equity

Particulars	**Retained Earnings**	**Equity Component of Corporate Guarantee**	**Total**
Balance as at March 31, 2022	**(5,607.96)**	-	**(5,607.96)**
(Loss) for the year	(822.98)	-	(822.98)
Other Comprehensive Income for the year, net of income tax	(0.03)	-	(0.03)
Total Comprehensive Income for the year	(823.00)	-	(823.00)
Balance as at March 31, 2023	**(6,430.96)**		**(6,430.96)**
Balance as at April 1, 2023	**(6,430.96)**	-	**(6,430.96)**
Profit for the year	682.20	-	682.20
Other Comprehensive Income for the year, net of income tax	0.12	-	0.12
Total Comprehensive Income for the year	682.32	-	682.32
Balance as at March 31, 2024	**(5,748.64)**	-	**(5,748.64)**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 106201W/W100598

CHETAN
MAHENDRA
SHAH

Chetan M. Shah
Partner
Membership No. : 047178

Place: Mumbai
Date: 28th May, 2024

For and on Behalf of the Board

NABIL YUSUF PATEL
Digitally signed by NABIL YUSUF PATEL
Date: 2024.05.28 16:38:13 +05'30'

Nabil Patel
Director
DIN -0298093

Place: Mumbai
Date: 28th May, 2024

JESSIE KURUVILLA
Digitally signed by JESSIE KURUVILLA
Date: 2024.05.28 16:39:36 +05'30'

Jessie Kuruvilla
Director
DIN -02290242

Goregaon Hotel and Realty Private Limited
Notes forming part of Financial Statements

1 Company Background

Goregaon Hotel and Realty Private Limited (the "Company") is incorporated and domiciled in India. The Company is a wholly owned subsidiary of Valor Estate Limited (Formerly known as DB Realty Limited), which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its the Registered Office and principal place of business at, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai – 400 020
The Company has entered into Construction agreement dated 14/12/2013 with Om Metal Consortium (Firm) and with all the Partners of Om Metal Consortium to develop and construct rehab tenements and buildings at plot bearing CTS No.791/A(Part), Bandra Reclamations, Bandra (West), Mumbai admeasuring 26395.80 square meter which is to be handed over to MHADA. As per the terms of agreement, the Company shall bear the entire cost to construct, finance and develop the said property. The Company in consideration thereof shall be entitled to 50% share of Free Sale Area/Premises to be allotted to the Firm.
In furtherance thereof, expenditure incurred for the project have been included in Project Work in Progress.
The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 28th May 2024 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

The Company's financial statements are reported in Indian Rupees, which is also the Company's functional currency.

2 Material Accounting Policies Accounting Judgements , Estimates and Assumptions:

(A) Material Accounting Policies:

2.1 Basis of Preparation & Measurement:

a) Basis of Preparation-

The financial statements of the company have been prepared in accordance with the relevant provisions of the Companies Act, 2013, the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 read with the Companies (Indian Accounting Standards) Amendment Rules, 2016 and the Guidance Notes and other authoritative pronouncements issued by the Institute of Chartered Accountants of India (ICAI).

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

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

b) Basis of measurement-

The Financial Statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy no. 2.7 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:

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

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

An asset is considered as current when it is:

• Expected to be realised or intended to be sold or consumed in normal operating cycle,

• Held primarily for the purpose of trading,

• Expected to be realised within twelve months after the reporting period, or

• Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is considered as current when:

• It is expected to be settled in normal operating cycle,

• It is held primarily for the purpose of trading,

• It is due to be settled within twelve months after the reporting period, or

• There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

All the assets and liabilities have been classified as current and non-current as per the Company's normal operating cycle (not exceeding twelve months) and other criteria set out in the Schedule III to the Act.

2.3 Property, plant and equipment:

Property, Plant and Equipment are recorded at their cost of acquisition, net of refundable taxes and levies, 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 Inventories

Inventories comprise of Project Work-In-Progress representing properties under construction/development.

Inventories are valued at lower of cost and net realizable value. Project work in progress cost includes cost of land/ development rights, materials, services, depreciation on assets used for project purposes and other expenses (including borrowing costs) attributable to the projects. It also includes any adjustment arising due to foreseeable losses.

The Cost in relation to properties under construction/development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of Project Work in Progress.

2.6 Revenue Recognition

(i) 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. A company '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.

(ii) Revenue from lease rental income:

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

(ii) 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.

2.7 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 two 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)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI).

Financial Assets at Amortised 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.

Equity Instruments at FVTOCI:

For equity instruments not held for trading, an irrevocable choice is made on initial recognition to measure it at FVTOCI. All fair value changes on such investments, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit or loss, even on sale or disposal of the investment. However, on sale or disposal the company may transfer the cumulative gain or loss within equity.

(c) Derecognition:

A financial asset (or, where applicable, a part of a financial asset or part of a 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 on the following financial assets and credit risk exposures:
- Financial assets at amortised cost.
- Financial guarantee contracts.

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 company 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 is 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, 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. The 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) Equity Instruments:

An equity instrument is any contract that evidences a residual interest in the assets of an entity in accordance with the substance of the contractual arrangements. These are recognised at the amount of the proceeds received, net of direct issue costs.

(v) 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.

2.8 Employee Benefits:

Short term employee benefits are those which are payable wholly within twelve months of rendering service are recognised as an expense at the undiscounted amount in Statement of Profit and Loss of the year in which the related service is rendered.

Contribution paid/ payable for the year/ period to Defined Contribution Retirement Benefit Plans is charged to Statement of Profit and Loss or Project Work in Progress, if it is directly related to a project.

Liabilities towards Defined Benefit Schemes viz. Gratuity benefits and other long term benefit viz. compensated absences are determined using the Projected Unit Credit Method. Actuarial valuations under the Projected Unit Credit Method are carried out at the Balance Sheet date. Actuarial gains and losses are recognised immediately in the Balance Sheet with a corresponding effect in the SOCI. Past service cost is recognised immediately in the Statement of Profit or Loss.

2.9 Borrowing Costs:

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

2.10 Taxes on Income

Current Income Taxes:

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised directly in equity is recognised in other comprehensive income / equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred Taxes:

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, when the deferred tax liability arises from 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.

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 assets 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.

MAT:

Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which give rise to future economic benefits in the form of adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax after the specified years. Accordingly, MAT is recognised as an asset in the Balance Sheet when the asset can be measured reliably and it is probable that the future economic benefits associated with it will flow to the Company.

2.11 Provisions and Contingent Liabilities:

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.

When the Company expects some or all of a provision to be reimbursed, the same is recognised 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 recognised as a finance cost.

A Contingent Liability is a possible obligation that arises from past events and 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 enterprise or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

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.

2.12 Earnings Per Share:

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.

2.13 Cash and Cash Equivalent:

Cash and cash equivalent 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.

2.14 Cash Flow Statement:

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

2.15 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.

2.16 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development".

(B) Material 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 effect on the amounts recognised in the financial statements:

a) Assessment of the status of various legal claims and other disputes where the Company does not expect any material outflow of resources and hence these are reflected as contingent liabilities;

b) In several cases, assessment of the management regarding executability of the projects undertaken; and

c) Assessment of the recoverability of various financial assets.

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.

<u>(a) Project estimates</u>

The Company, being a real estate development company, prepares budgets in respect of company's project to compute project profitability. The major components of project estimate 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, contract estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

<u>(b) Measurement of loans to related parties</u>

The Company has granted loan to its parent company and based on financial statements and underlying projects of the group. The company estimates that the loan granted to parent company shall be recoverable.

<u>(b) Deferred Tax Assets</u>

In assessing the reliability 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) Going Conern

The Financial Statement has been prepared on Going concern basis.

Goregaon Hotel and Realty Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated

3 Property Plant and Equipment

Particulars	Porta Cabin	Furniture and Fixtures	Office equipment	Computer	Total
Cost or deemed cost					
Balance at April 1, 2022	1.79	0.36	0.72	1.05	3.91
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Balance at Mar 31, 2023	**1.79**	**0.36**	**0.72**	**1.05**	**3.91**
Balance at April 1, 2023	1.79	0.36	0.72	1.05	3.91
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Balance at Mar 31, 2024	**1.79**	**0.36**	**0.72**	**1.05**	**3.91**
Accumulated Depreciation and Impairment					
Balance at April 1, 2022	1.70	0.14	0.67	1.00	3.51
Depreciation Expense	-	0.03	0.01	-	0.05
Balance at Mar 31, 2023	**1.70**	**0.18**	**0.68**	**1.00**	**3.56**
Balance at April 1, 2023	1.70	0.18	0.68	1.00	3.56
Depreciation Expense	-	0.03	-	-	0.03
Balance at Mar 31, 2024	**1.70**	**0.21**	**0.68**	**1.00**	**3.59**
Carrying amounts of :					
Balance at April 1, 2022	0.09	0.21	0.05	0.05	0.40
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Depreciation Expense	-	(0.03)	(0.01)	-	(0.05)
Balance at Mar 31, 2023	0.09	0.18	0.04	0.05	0.36
Balance at April 1, 2023	0.09	0.18	0.04	0.05	0.36
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Depreciation Expense	-	(0.03)	-	-	(0.03)
Balance at Mar 31, 2024	**0.09**	**0.14**	**0.04**	**0.05**	**0.32**

Goregaon Hotel and Realty Private Limited
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All amount are in INR (lakhs) otherwise stated

4 Non Current Investments

Particulars	As at March 31, 2024	As at March 31, 2023
Investment in partnership firm valued at cost: - Om Metal Consortium	**135.78**	127.14
Total	**135.78**	127.14

4.1 Note:

Details of Partners	Total Capital as at March 31, 2024	Share of each partner (%)
Aleron Tradelinks (India) Pvt.Ltd.	**459.56**	2.50
Amrfina Construction Ltd.	**779.03**	5.00
Goregaon Hotels and Realty Private Ltd.	**5,135.78**	50.00
Morya Housing Ltd.	**947.83**	5.00
Nikhil Township Pvt Ltd.	**2,690.28**	15.00
Om Infratech Pvt Ltd.	**166.52**	2.50
Om Metals Infraprojects Ltd.	**2,209.09**	17.50
Taramani Finance Pvt Ltd	**459.56**	2.50
Total	**12,847.64**	100.00

5 Inventories

Particulars	As at March 31, 2024	As at March 31, 2023
Opening inventories	**17,817.35**	17,763.94
Add: Project expenses incurred during the year (*)	**163.50**	53.41
Total	**17,980.84**	17,817.35

*The project is under initial stage of development and expected to have net realizable value of greater than the cost.

6 Cash and Cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Balance with banks	**8.83**	11.11
Cash on Hand	**7.29**	2.27
Fixed Deposits maturing withing three months	**5,001.43**	-
Total	**5,017.56**	13.38
Bank Overdraft	-	-
Cash and Cash equivalent as per Statement of Cash Flow	**5,017.56**	13.38

7 Loans

Particulars	As at March 31, 2024	As at March 31, 2023
Current		
(Unsecured, considered good)		
Loans to Fellow Subsidiary Company	**1.38**	1.38
Total	**1.38**	1.38

8 Other Financial Assets

Particulars	As at March 31, 2024	As at March 31, 2023
Current		
(Unsecured, considered good)		
Other receivable		
Refundable Deposits with related parties	-	165.50
Less : Expected Credit Loss allowance on the deposit	-	(165.50)
Other Deposits	**6.14**	6.04
Total	**6.14**	6.04

9 Other Current Assets

Particulars	As at March 31, 2024	As at March 31, 2023
GST Input Credit	**189.86**	112.99
Tax Deducted at Source (net of provision, if any)*	**14.87**	14.71
Trade Advance to related parties	-	203.88
Less : Expected Credit Loss allowance on the Advance	-	(203.88)
Trade Advance to Fellow Subsidiary Company	**0.03**	0.07
Project Advances for Om Metal project	**4,887.23**	-
Staff Loans	**2.10**	2.00
Security Deposit to other Related Party	**1,324.50**	1,324.50
Total	**6,418.59**	1,454.28

*Self Assessment Tax for AY 2015-16 under Scrutiny

Goregaon Hotel and Realty Private Limited
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All amount are in INR (lakhs) otherwise stated

10 Equity Share Capital

10.1 Details of Authorized, Issued, Subscribed and Paid Up Share Capital

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number	Amount	Number	Amount
Authorized Capital				
Equity Share Capital				
10,000 Equity Shares of Rs.10/- each	**10,000**	**1.00**	10,000	1.00
	10,000	**1.00**	10,000	1.00
Issued Capital				
Equity Share Capital				
10,000 Equity Shares of Rs.10/- each	**10,000**	**1.00**	10,000	1.00
	10,000	**1.00**	10,000	1.00
Subscribed and Paid up Capital				
Equity Share Capital				
10,000 Equity Shares of Rs.10/- each	**10,000**	**1.00**	10,000	1.00
Total	**10,000**	**1.00**	10,000	1.00

All of the above shares carry equal voting rights and there are no restrictions / Preferences Attached to any of the above shares.

10.2 Reconciliation of the outstanding Number of Shares

Particulars	Equity Shares		Equity Shares	
	As at March 31, 2024		As at March 31, 2023	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares Outstanding at the beginning of the year	**10,000**	**1.00**	10,000	1.00
Add: Shares Issued during the year	**-**	**-**	-	-
Less: Shares bought back during the year	**-**	**-**	-	-
Shares Outstanding at the end of the year	**10,000**	**1,00,000**	10,000	1,00,000

10.3 Details of number of shares held by the Holding Company

10,000 equity shares are held by Valor Estate Limited (Formerly known as DB Realty Limited) (and its nominees), the holding company.

10.4 The details of shareholders holding more than 5% shares

Name of Shareholder	As at March 31, 2024		As at March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Valor Estate Limited (Formerly known as DB Realty Limited) and its nominees	**10,000**	**100.00%**	10,000	100.00%

10.5 Details of shares held by promoters in the Company

Promoter name	Opening no. of shares held	Closing no. of shares held	% Change during the year	% of total shares
As at 31st March, 2023				
Valor Estate Limited (Formerly known as DB Realty Limited) and its nominees	10,000	10,000	0%	100.00%
As at 31st March, 2024				
Valor Estate Limited (Formerly known as DB Realty Limited) and its nominees	**10,000**	**10,000**	**0%**	**100.00%**

All amount are in INR (lakhs) otherwise stated

11 Other Equity

Particulars	As at March 31, 2024	As at March 31, 2023
Retained Earning		
(Deficit) in Statement of Profit and Loss		
Opening Balance	**(6,430.96)**	(5,607.98)
Add: Profit/(Loss) for the year	**682.32**	(822.98)
Total	**(5,748.64)**	(6,430.96)

12 Long Term Provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for employee benefits (unfunded)		
Gratuity	**1.65**	1.28
Leave Encashment	**0.64**	0.57
Total	**2.29**	1.85

13 Short Term Borrowing

Particulars	As at March 31, 2024	As at March 31, 2023
(Secured Term Loan from NBFC)		
Reliance Commercial Finance Limited (13.1)	**-**	22,513.51
	-	22,513.51
(Unsecured, Repayable on demand, Interest Free)		
From a Holding Company	**34,100.56**	2,122.42
From a Fellow Subsidiary Company	**0.41**	0.41
	34,100.97	2,122.83
Total	**34,100.97**	24,636.33

13.1 Loan was secured by -

1. An exclusive charge on the scheduled receivables under the documents entered into with customers by the Borrower, all such proceeds both present and future .

2. An exclusive charge over all rights, titles, interest, claims , benefits, demands under the Project documents both present and
3. An exclusive charge on the escrow account , all monies credited/ deposited therein and all investments in respect thereof (in whatever form they may be).

4. Registered Mortgage on residential units falling under the share of GHRPL in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West).

5. Hypothecation of receivables from sale of residential units falling under the share of GHRPL in the proposed project located land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West).

6. Pledge of all shares of Goregaon Hotel and Realty Private Limited.

During the previous year, the Company had entered into One-Time Settlement (OTS) agreement with Reliance Commercial Finance Limited (RCFL) subject to the compliance with the payment terms which has been successfully executed in the current year. Refer Note 18.1 for treatment of liability remission on OTS.

14 Trade Payables

Particulars	As at March 31, 2024	As at March 31, 2023
Micro and Small Enterprises	**-**	-
Others (including retention money payable)	**156.44**	155.98
Total	**156.44**	155.98

Trade Payables Ageing as at March 31, 2024

Particulars	Outstanding for following periods from due date of payment						
	Unbilled	Not due	**Less than 1 year**	**1 - 2 years**	**2 - 3 years**	**More than 3 years**	**Total**
(i) MSME	-						-
(ii) Others	-		0.46	0.64	-	155.34	156.44
(iii) Disputed dues - MSME							-
(iv) Disputed dues - Others							-
Total	**-**	**-**	**0.46**	**0.64**	**-**	**155.34**	**156.44**

Trade Payables Ageing as at March 31, 2023

Particulars	Outstanding for following periods from due date of payment						
	Unbilled	Not due	**Less than 1 year**	**1 - 2 years**	**2 - 3 years**	**More than 3 years**	**Total**
(i) MSME	-		-	-			-
(ii) Others			0.64	-	5.96	149.38	155.98
(iii) Disputed dues - MSME							-
(iv) Disputed dues - Others							-
Total	**-**	**-**	**0.64**	**-**	**5.96**	**149.38**	**155.98**

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

15 Other Financial Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Current		
Other Payable- DB Realty	**-**	24.82
Salary Payable	**2.42**	0.39
Due to Om Metal Consortium	**1,000.00**	1,000.00
Total	**1,002**	1,025

16 Other Current Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Statutory Dues	**1.44**	0.29
Total	**1.44**	0.29

17 Short term Provision

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for employee benefits (unfunded)		
Leave Encashment	**0.32**	0.28
Gratuity (Current)	**0.46**	0.41
Provision for Expenses	**43.92**	29.52
Total	**44.69**	**30.21**

Goregaon Hotel and Realty Private Limited
Notes Forming Part of Financial Statements
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18 Other Income

Particulars	As at March 31, 2024	As at March 31, 2023
Share of Profit from Partnership Firm	**8.65**	5.17
Interest Income from Bank	**1.59**	20.53
Provision reversal	**-**	0.42
Total	**10.23**	**26.12**

18.1

Particulars	As at March 31, 2024	As at March 31, 2023
Income on One Time Settlement of Loan	**680.06**	-
Total	**680.06**	**-**

The exceptional item relates to the difference between the original loan amount plus accrued interest thereon till 31st March,2023 and the final settlement payments made to Reliance Commercial Finance Ltd due to remission of liability on successful execution of one time settlement agreement.

19 Project Related Expenses

Particulars	As at March 31, 2024	As at March 31, 2023
Rehabilitation Costs (forming part of land cost):		
Direct cost of Construction	**11.67**	-
Salaries, Wages and Bonus	**40.42**	52.89
Security Charges	**9.31**	2.58
Electricity Expense	**1.67**	-
Water Charges	**0.25**	0.12
Legal and Consultancy Fees	**98.10**	16.05
Miscellaneous Expenses	**2.06**	2.39
Depreciation	**0.02**	0.02
Less: Reversal of of Direct cost of construction on account of work deficiency	**-**	(19.36)
Less : Provisions reversal	**-**	(1.28)
Total	**163.50**	**53.41**

20 (Increase)/Decrease in Inventories

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Inventories	**17,817.35**	17,763.94
Less: Closing Inventories - Project Work in Progress	**17,980.84**	17,817.35
Total	**(163.50)**	(53.41)

All amount are in INR (lakhs) otherwise stated

21 Finance Cost

Particulars	**As at March 31, 2024**	**As at March 31, 2023**
Interest on Loan Taken	-	-
Interest Expenses (effective interest rate method):		
Financial assets/liabilities measured at amortised cost	-	557.80
Total	-	557.80

22 Other Expenses

Particulars	**As at March 31, 2024**	**As at March 31, 2023**
Payment to Auditors	**1.06**	1.39
Legal and Professional Fees	**4.97**	3.04
Telephone and Conveyance Expense	**0.12**	0.04
Printing and Stationery	**0.03**	0.01
Bank Charges	**0.00**	0.00
General Expense	**0.18**	0.07
Rates and Taxes	**0.10**	-
Allowance for Expected Credit Loss	-	286.63
Court Fees, Adhesive Expenses	**1.56**	0.09
Housekeeping Expenses	**0.04**	-
Reversal of Expected Credit Loss	**(369.38)**	-
Sundry Balance Written off	**369.38**	-
Total	**8.07**	291.27

22.1 Payment to Auditors

Particulars	**As at March 31, 2024**	**As at March 31, 2023**
Audit Fees	**0.50**	0.50
Limited Review	**0.45**	0.45
Income Tax Services	**0.11**	0.44

23 Earnings Per share

As per Ind AS 33, " Earning Per Share", the Disclosure of Company's EPS is as follows :

Particulars	**As at March 31, 2024**	**As at March 31, 2023**
Profit /(Loss) incurred during the year	**682.20**	(822.98)
Weighted average number of equity shares outstanding	**10,000.00**	10,000
Basic and Diluted Earnings per share (in absolute INR)	**6,822.01**	(8,229.78)
Face Value	**10.00**	10.00

Goregaon Hotel and Realty Private Limited
Notes forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated

24 "The Company is a subsidiary of Valor Estate Limited (Formerly known as DB Realty Limited), which has become a "Public company" w.e.f. 23/09/2009. Therefore, the Company has become a private company which is a subsidiary of a public company and accordingly, by virtue of provision of section 2 (71) of the Companies Act,2013, the Company is a public company. The Company continues to use the word "Private Limited" as permitted by law.

25 (a) The Company is a partner in M/s Om Metal Consortium ("OMC"), which has been awarded a tender by MHADA for construction of Rehabilitation Tenements and Buildings after redevelopment of existing transit camp against which OMC is entitled for Free Sale Premises.

As per the terms of the Substituted and Restated Partnership Deed dated December 14, 2013 (Deed), the company is admitted as a partner with 50% interest subject to it contributing Rs.60 crore as a non refundable amount, out of which as up to year end Rs. 50 crore has been contributed and balance Rs. 10 crore has not been paid by the company due to a dispute that has arisen between the parties due to non-disclosure of a writ petition filed by Janshakti Welfare Society against MHADA and OMC [WP No. 1898 of 2013].

Further, in terms of the deed, the firm, the company and the other partners of OMC has executed "Construction Agreement" setting out the rights and the obligations of the company and the other partners of the group. As per the agreement, the company is entitled for 50% of the Free Sale Premises and has to incur the costs detailed out therein (including the liabilities for direct/indirect taxes). Accordingly, the cost which are incurred as part of the company's obligation are allocated as Project Work in Progress in this account. Similarly, the amount of Rs.60 crore, being non refundable contribution is also allocated to Project Work in Progress since it represents non-refundable outflow of resources in the hands of the company for getting right in Free Sale Premises. Under the circumstances, the balance standing to partners' capital account does not include that of Rs.50 crore paid by the company to OMC.

(b) The company has recognised share of profit for FY 2023-24 based on the unaudited accounts of OMC.

25.1 The details of amount invested in partnership firm are as follows

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	5,127.13	51,119.73
Add: Net amount invested/(withdrawn) during the year	(0.21)	(0.20)
Add: Share of Profit/Loss	8.86	7.60
Closing Balance	5,135.78	51,127.13

25.2 Particulars of Investment

Name of Partnership Firm	Partners Capital	
	As at 31st March 2024	As at 31st March 2023
Om Metal Consortium		
Name of Partners		
Aleron Tradelinks (India) Pvt.Ltd.	459.56	459.13
Amrfina Construction Ltd.	779.03	778.16
Goregaon Hotels and Realty Private	5,135.78	5,127.13
Morya Housing Ltd.	947.83	946.96
Nikhil Township Pvt Ltd.	2,690.28	2,687.69
Om Infratech Pvt Ltd.	166.52	166.08
Om Metals Infraprojects Ltd.	2,209.09	2,206.06
Taramani Finance Pvt Ltd	459.56	459.13
Total	**12,847.64**	**12,830.35**

25.3 Company's share of interest in the assets, liabilities, incomes and expenses with respect to Partnership Firm on the basis of unaudited financial statements of Partnership Firm as at and for the year ended March 31, 2024 are as under :

Name of Partnership Firm	Company's Share of			
	Assets	Liabilities	Income	Expenditure*
Om Metal Consortium	**6,432.61**	**8.79**	**12.87**	**4.02**
	(6,432.61)	(8.79)	(11.05)	(3.45)

Figures in the brackets denote figures belonging to the previous year.
*Includes tax expense

26 **Segment Reporting:**
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.

27 **Contigent Liability**

Particulars	31-03-2024	31-03-2023
Income Tax Demand pending at first appellate level A.Y.2015-16	**35.98**	35.98

Goregaon Hotel and Realty Private Limited
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28 **Related Party Disclosures**
As per Ind AS 24 'Related party Disclosure' the disclosure of Transactions with the Related parties as defined in Ind AS 24 are given below.

28.1

Sr. No	Name of party	Classification
1	Valor Estate Limited (Formerly knaown as DB Realty Ltd.)	Holding Co.
2	B D & P Hotel (I) Pvt Ltd	Fellow Subsidiary
3	D B View Infracon Pvt. Ltd.	Fellow Subsidiary
4	MIG Bandra Realtors & Builders Pvt.Ltd.	Fellow Subsidiary
5	Real Gem Buidtech Pvt. Ltd	Fellow Subsidiary
6	Neelkamal Realtors Tower Pvt Ltd	Fellow Subsidiary
7	Vanita Infrastructure Pvt Ltd	Fellow Subsidiary
8	Om Metals Consortium	Entity jointly controlled by the company
9	Majestic Infracon Pvt.Ltd.	Others
10	Neelkamal Realtors & Builders Private Limited	Others

Above related parties were identified by the management and relied upon by the auditors.

Related Party Disclosures
As per Ind AS 24 'Related party Disclosure' the disclosure of Transactions with the Related parties as defined in Ind AS 24 are given below.

Particulars	**Holding Company**	**Fellow Subsidiary Company**						**Entities Jointly Controlled by Holding Company**	**Enterprises where individuals i.e. KMP and their relative have Significant Influence.**	
	Valor Estate Limited (Formerly known as D B Realty Limited)	**B D & P Hotel (I) Pvt LTd**	**D B View Infracon Pvt. Ltd.**	**MIG Bandra Realtors and Builders Private Limited**	**Real Gem Buidtech Pvt. Ltd**	**Neelkamal Realtors Tower Pvt Ltd**	**Vanita Infrastructure Pvt Ltd**	**Om Metal Consortium**	**Majestic Infracon Pvt.Ltd.**	**Neelkamal Realtors & Builders Private Limited**
i. Borrowings										
Opening Balance	**2,122.42** (608.99)	**0.41** (0.33)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans taken during the year	**32,335.50** (5,231.41)	- (0.08)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans paid during the year	**357.35** (2,500.00)	- -	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	**34,100.56** (2,122.42)	**0.41** (0.41)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
ii. Loan Granted										
Opening Balance	- 608.99	- (-)	- -	**1.38** (1.38)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans granted during the year	- -	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans repaid during the year	- 608.99	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	- -	- (-)	- -	**1.38** (1.38)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
iii. Trade Payables										
Opening Balance	**24.82** -	- (-)	- (-)	- -	- (0.00)	- (-)	- (-)	- (-)	- (57.21)	- (-)
Purchases made during the year	**12.82** (24.82)	- (-)	- (-)	- (-)	- -	- (-)	- (-)	- (-)	- (-)	- (-)
Payment made during the year	**37.65** (-)	- (-)	- (-)	- (-)	- -	- (-)	- (-)	- (-)	- (57.21)	- (-)
Closing Balance	- (24.82)	- (-)	- (-)	- -	- (0.00)	- (-)	- (-)	- (-)	- -	- (-)
iv. Deposits										
Opening Balance	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	**165.50** (165.50)	**1,324.50** (1,324.50)
Deposits received during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Deposits repaid/Balance Written off during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	**165.50** (-)	- -
Closing Balance	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (165.50)	**1,324.50** (1,324.50)
v. Capital Contribution Payable	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	**1,000.00** (1,000.00)	- (-)	- (-)
vi. Investment in Partnership Firm	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	**135.78** (127.14)	- (-)	- (-)
vii. Trade Advances										
Opening Balance	- (-)	- (-)	- (0.03)	- (-)	**0.04** (-)	- (-)	**0.03** 0.03	- (-)	**203.88** (266.78)	- (-)
Purchases made during the year	- (-)	- (-)	- (-)	- (1.35)	**30.39** (3.16)	**236.51** (-)	- (-)	- (-)	- (80.09)	- (-)
Payment made /Balance written off during the year	- (-)	- (-)	- (0.03)	- (1.35)	**30.35** (3.21)	**-236.51** (-)	- (-)	- (-)	**203.88** (17.19)	- (-)
Closing Balance	- (-)	- (-)	- -	- 0.00	- (0.04)	- (-)	**0.03** 0.03	- (-)	**0.00** (203.88)	- (-)

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29 Disclosure of ratios

Sr. no.	Particulars	Formula used	Amounts As at 31st March, 2024	Amounts As at 31st March, 2023	Ratios As at 31st March, 2024	Ratios As at 31st March, 2023	Variance %	Major Reason for variance
1	Current ratio (in times)	Current assets	29,424.51	19,292.42	0.83	0.75	0.12	
		Current liabilities	35,305.97	25,848.03				
2	Debt equity ratio (in times)	Total debt	35,100.97	25,636.33	(6.11)	(3.99)	0.53	Due to increase in borrowings from Holding Company
		Net-worth	(5,747.64)	(6,429.96)				
3	Debts services coverage ratio (in times)	Earning available for debt services	682.20	(822.98)	NA	NA	NA	N.A. on account of OTS settlement and borrowings from Related Parties as on 31.3.24 are interest free and repayable on demand
		Debt services	35,100.97	25,636.33				
4	Return on equity (in %)	Net profit after taxes - Preference dividend (if any)	682.20	(822.98)	NA	NA	NA	NA since negative net-worth of Company
		Average Net worth	(6,088.80)	(5,712.37)				
5	Inventory turnover ratio (in times)	Cost of goods sold or Sales					N.A.	N.A. since project is work in progress.
		Average inventory						
6	Trade receivable turnover ratio (in times)	Net credit sales					N.A.	N.A. since no turnover
		Average accounts receivables						
7	Trade payable turnover ratio (in times)	Net credit purchase					N.A.	N.A.
		Average trade payable						
8	Net capital turnover ratio (in times)	Net sales					N.A.	N.A.
		Working capital						
9	Net profit ratio (in %)	Net profit (after tax)					N.A.	N.A. since no turnover
		Net sales						
10	Return on capital employed (in %)	Earning before interest and taxes					N.A.	Not applicable as the Company has negative capital employed as at the year-end.
		Capital employed						
11	Return on investment (in %)	Income from invested funds	8.65	5.17	6.58%	4.21%	56%	Increase in profit from partnership firm
		Average invested funds	131.46	122.86				

All amount are in INR (lakhs) otherwise stated

30 As per Ind AS 19, "Employee Benefits", the disclosure of employee benefits as defined in AS is given below.

Defined Contribution Plans:

"Contribution to Provident and other funds" is recognised as an expense in 20 "Project related Expenses" of the Statement of Profit and Loss.

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.

The following table sets out the status of the gratuity plan and the amounts recognised in the Company's financial statements as at March 31, 2024

30.1 Reconciliation of opening and closing balances of Defined Benefit Obligation:

Description	As at March 31, 2024	As at March 31, 2023
Net Liability at the beginning of the period	**1.68**	1.22
Acquisition Adjustment	**-**	-
Interest cost	**0.12**	0.07
Current Service cost	**0.42**	0.42
Actuarial (gain)/loss on obligations	**(0.12)**	(0.03)
Liability at the end of the period	**2.11**	**1.68**

30.2 Reconciliation of fair value of plan assets and obligations:

Description	As at March 31, 2024	As at March 31, 2023
Liability at the end of the period	**2.11**	1.68
Fair value of Plan Assets at the end of the period	**-**	-
Funded Status	**(2.11)**	(1.68)
Current Liability	**0.46**	0.41
Non Current Liability	**1.65**	1.28
Amount Recognised in the Balance Sheet	**(2.11)**	(1.68)

30.3 Expense recognized during the period:

Description	As at March 31, 2024	As at March 31, 2023
Current service cost	**0.42**	0.42
Acquisition Adjustment	**-**	-
Interest cost	**0.12**	0.07
Expected Return on Plan Assets	**-**	-
Actuarial (Gain) or Loss		
Expenses Recognised in Profit and Loss	**0.54**	0.49

30.4 Expense recognized during the year in Statement of OCI

Particulars	As at March 31, 2024	As at March 31, 2023
Actuarial (gain)/loss	**(0.12)**	(0.03)
Expense Recognised in OCI	**(0.12)**	(0.03)

30.5 Actuarial Assumptions:

Particulars		As at March 31, 2024	As at March 31, 2023
Mortality table		**IALM(2012-14) ult**	IALM(2012-14) ult
Discount rate		**7.2%**	7.3%
Rate of increase in compensation levels		**5.00%**	5.00%
Expected rate of return on plan assets		**-**	-
Expected average remaining working lives of employees (in years)		**3.52**	3.64
Withdrawal Rate			
	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.

Risk exposure and asset liability matching

Provision of a defined benefit scheme poses certain risk, some of which are detailed hereunder, as companies taken on uncertain long term obligations to make futures benefits payments.

Liability Risks:-

(a) Asset-liability Mismatch Risk

Risk which arise if there is a mismatch in the duration of the assets relative to the liabilities by mismatching 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 assets- Liability management.

(b) Discount Rate Risk

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

(c) Future salary Escalation and inflation risk

Since the 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 regulating in a higher present value of liabilities especially unexpected salary increases provide at management's discretion may lead to uncertainties in estimating this increasing risk.

(d) Unfunded Risk

This represents unmanaged risk and 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

There is no contribution under defined contribution plans and defined benefit plans in respect of Key Management Personnel.

30.6 Experience Adjustment:

Experience History	31-03-2024	31-03-2023
Present value of obligation	2.11	1.68
Plan assets	-	-
Surplus / (Deficit)	(2.11)	(1.68)
Experience (gain) or loss on plan liabilities	(0.12)	(0.03)
Experience (gain) or loss on plan assets	-	-

30.7 Expected future benefit payments:

The following benefits payments, for each of the next five years and the aggregate five years thereafter, after expected to be paid:

(Amount in Rs.)

Year Ending March 31	Expected Benefit
2025	46,000
2026	40,000
2027	34,000
2028	45,000
2029	39,000
2030 - 2034	1,62,000

30.8 Sensitivity Analysis

Sensitivity analysis indicates the influence of a reasonable change in certain significant assumptions on the outcome of the Defined benefit obligation (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.

(a) The current service cost recognised as an expenses included in the note 20 'Employee benefits expense' as gratuity. The Remeasurement of the net defined benefit liability is included in other comprehensive income.

(b) The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certi fied by the Actuary.

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analysis above have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Other long-term benefits

The obligation for leave benefits (non-funded) is also recognised using the projected unit credit method and accordingly the long-term paid absences have been valued. The leave encashment expense is included in Note 20 'Project Related expenses'

(a) Impact of change in discount rate, future salary increase, withdrawal rate when base assumption is decreased/increased by 100 basis point

(Amount in Rs.)

	31-03-2024					
Assumptions	**Discount rate**		**Future salary increase**		**Availment rate**	
Sensitivity Level	**1% increase**	**1% decrease**	**1% increase**	**1% decrease**	1% increase	**1% decrease**
Impact on defined benefit obligation	**2,04,085**	**2,17,619**	**2,15,648**	**2,05,850**	2,11,110	**2,10,167**

(Amount in Rs.)

	31-03-2023					
Assumptions	**Discount rate**		**Future salary increase**		**Withdrawal rate**	
Sensitivity Level	1% increase	1% decrease	1% increase	1% decrease	1% increase	1% decrease
Impact on defined benefit obligation	83,062	88,254	87,455	83,782	88,211	82,859

(Amount in Rs.)

Discount rate	31/03/2024 Defined benefit obligation
6.20%	**2,17,619**
8.20%	**2,04,085**

b Impact of change in salary increase rate when base assumption is decreased/increased by 100 basis point

(Amount in Rs.)

Salary increment rate	31/03/2024 Defined benefit obligation
4.00%	**2,05,850**
6.00%	**2,15,648**

c Impact of change in availment rate when base assumption is decreased/increased by 100 basis point

(Amount in Rs.)

Availment rate	31/03/2024 Defined benefit obligation
25.00%	**2,10,167**
27.00%	**2,11,110**

31 Financial Instruments

The material 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, financial liability, and equity instrument are disclosed in note 2.7 of the Ind AS financial statements.

(a) Financial assets and liabilities

The carrying value of financial instruments by categories as at March 31, 2024 is as follows:

Particulars	Note No.	Amortised Cost	Total carrying value
Financial Assets			
Investment	4	135.78	135.78
Other Financial Assets	8	6.14	6.14
Loans	7	1.38	1.38
Cash and cash equivalent	6	5,017.56	5,017.56
Total		**5,160.86**	**5,160.86**
Financial Liabilities			
Non Current Borrowings	12	-	-
Current Borrowings	13	34,100.97	34,100.97
Trade Payable	14	156.44	156.44
Other Financial liabilities	15	1,002.42	1,002.42
Total		**35,259.83**	**35,259.83**

The carrying value of financial instruments by categories as at March 31, 2023 is as follows:

Particulars	Note No.	Amortised Cost	Total carrying value
Financial Assets			
Investment	4	127.14	127.14
Other Financial Assets	8	6.04	6.04
Loans	7	1.38	1.38
Cash and cash equivalent	6	13.38	13.38
Total		**147.94**	**147.94**
Financial Liabilities			
Non Current Borrowings	12	-	-
Current Borrowings	13	24,636.33	24,636.33
Trade payables	14	155.98	155.98
Other Financial liabilities	15	1,025.21	1,025.21
Total		**25,817.52**	**25,817.52**

Carrying amounts of cash and cash equivalents, trade receivables and trade payable as at March 31, 2024, March 31,2023 and April 1, 2022 approximate the fair value because of their short term nature. Difference between the carrying amount and fair values of other financial assets and liabilities subsequently measured at amortised cost is not significant in each year presented.

(b) 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 organization faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

Market Risk:

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

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 long-term debt obligations with floating interest rates.

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).

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.

Capital Management

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

32 Previous period figures have been regrouped and reclassified wherever necessary to make them comparable with current year figures.

33 Trade Payables in the Financial Statements are subject to confirmation.

34 Share based payments

During the year, the group started issuing employees stock option, wherein eligible employees of each entity of the group shall be entitled to stock options of the holding company.

Expenses arising from employee share based payment transaction recognised in the statement of profit and loss as part of employee benefit expense for the

34.1 The details of group's stock options is as under.

Grant date	No. of option granted	No. of option cancelled	Exercise price (Rs.)	Vesting period (months)
30-05-2022	14,000	-	41.45	12 - 36 months

34.2 Particulars of the options are as below:

Particulars	For the Year ended 31st March, 2024	
	Number of stock option	**Weighted average exercise price (Rs.)**
Option outstanding as at the beginning of the year	**14,000**	**41.45**
Add: Option granted during the year	-	-
Less: Excercised during the year	3,921	41.45
Less: Option lapsed/cancelled during the year	-	-
Option outstanding as at the year end	**10,079**	**41.45**

Particulars	For the Year ended 31st March, 2023	
	Number of stock option	**Weighted average exercise price (Rs.)**
Option outstanding as at the beginning of the year	-	-
Add: Option granted during the year	14,000	41.45
Less: Excercised during the year	-	-
Less: Option lapsed/cancelled during the year	-	-
Option outstanding as at the year end	14,000	41.45

35 Other Dislosures with respect to Schedule III

i. Title deeds of Immovable Property not held in name of the Company
The Company does not hold any immovable property as on March 31st, 2024

ii. Revaluation of Property, Plant and Equipment
The Company has not revluaed its Property, plant and Equipement as on March 31st, 2024

iii. Loans or Advances in the nature of loans
Refer Note 7

iv. Details of Benami Property held
No proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.

v. Borrowings from banks or financial institutions on the basis of security of current assets
The Company does not have any borrowings from banks or financial institutions on the basis of security of current assets as on 31st March, 2024

vi. Wilful Defaulter
The Company has not been declared as wilful defaulter by any bank or financial institution or government or any government authority.

vii. Relationship with Struck off Companies
The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

viii. Registration of charges or satisfaction with Registrar of Companies
As on March 31, 2024 no charge has been created against the asset of the Company.

ix. Compliance with number of layers of companies
The Company has not made any kind of investment in any other Companies.

x. Compliance with approved Scheme(s) of Arrangements
The Company has not approved any scheme of arrangement in accordance with sections 230 to 237 of the Companies Act, 2013.

xi. Utilisation of Borrowed funds and share premium

A. The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:

(1) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

(2) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

B. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:

(1) 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

(2) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

xii. Undisclosed Income

The Company has not recorded any transactions in the books of accounts that has been surrendered or disclosed as income during the period ended 31st March, 2024 in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

xiii. Corporate Social Responsibility (CSR)

The provision of Section 135 of the Companies Act 2013 is not applicable to the Company.

xiv. Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the year ended 31st March, 2024

Material Accounting Policies and notes on Financial Statements	**1 to 35**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 106201W/W100598

CHETAN MAHENDRA SHAH

Chetan M. Shah
Partner
Membership No. : 047178

Place: Mumbai
Date: 28th May, 2024

For and on Behalf of the Board

NABIL YUSUF PATEL Digitally signed by NABIL YUSUF PATEL Date: 2024.05.28 16:38:45 +05'30'

Nabil Patel
Director
DIN -0298093

JESSIE KURUVILLA Digitally signed by JESSIE KURUVILLA Date: 2024.05.28 16:40:12 +05'30'

Jessie Kuruvilla
Director
DIN -02290242

Place: Mumbai
Date: 28th May, 2024