

# *B. B. Jain & Associates*

**C.A. B. B. Jain**  
B.Com., F.C.A.

**CHARTERED ACCOUNTANTS**



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## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of  
Horizontal Ventures Private Limited**

### **Report on the Audit of Financial Statements**

#### **Opinion**

1. We have audited the accompanying financial statements of **Horizontal Ventures Private Limited** ("the Company"), which comprise of the Balance Sheet as at March 31, 2024, and the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended on that date, and notes to financial statements including a summary of material accounting policies and other explanatory information (hereinafter referred to as 'the financial statements').
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31 2024, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

#### **Basis for Opinion**

3. We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Emphasis of Matters**

4. Attention is invited to note no. 33.1 in the accompanying audited financial statements as regards non-provision of disputed service tax demand of Rs. 1,843.77 lakhs. The Company has paid under protest Rs. 338.38 lakhs.

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

#### **Key Audit Matters**

5. Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the Emphasis of Matters section above, we have determined the matter described below to be key audit matter to be communicated in our report

**Key audit matter**

Recognition of revenue and verification of budgeted project cost. The Company has granted development rights of the land situated at Survey No. 92 of Village Mahajanwadi, Mira Road, District Thane to Man Vastucon LLP.

**How our audit addressed the key audit matter****Our procedures included, but were not limited to the following:**

- a. Obtained and understanding of the Company's process and evaluated design and tested operative effectiveness of controls around the assessments and judgments made under Ind AS-115 to determine the criteria for recognition of revenue and the measurement thereof including a one-time credit granted to the party during the year.
- b. Assessed the appropriateness of budgeted cost.
- c. Assessed the professional competence, objectivity and capability of the personnel engaged in estimating the budgeted cost.
- d. Assessed the reasonableness of estimation of the likely sale consideration to the developer and the resulting revenue to be recognized therefrom.

**Based on our procedures, it has been concluded as under:**

The amount of revenue, accrued revenue, cost incurred to fulfil contracts and the disclosures made are in compliance with the Ind AS 115. Refer note no. 2.10, 9, 16, 16.1, 27 and 31 of the accompanying audited financial statements.

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

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

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

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

If, based on the work we have performed on the other information obtained prior to the date of this report, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

7. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the Ind AS and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were

operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

8. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
  - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and



qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

### Report on Other Legal and Regulatory Requirements

9. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
10. As required by section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the aforesaid financial statement;
  - (b) In our opinion proper books of account as required by law relating to preparation of the aforesaid financial statement have been kept by the Company so far as appears from our examination of those books;
  - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with this report are in agreement with the books of account maintained for the purpose of preparation of the aforesaid financial statement;
  - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - (e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31 2023, from being appointed as a director in terms of Section 164(2) of the Act;
  - (f) With respect to adequacy of internal financial controls over financial reporting of the Company and operating effectiveness of such controls, refer to our separate report given in **Annexure "B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
  - (g) With respect to the other matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, in our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year;
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company has disclosed the impact of pending litigations and disputes on its financial position in its audited financial statements. Reference is drawn to note no. 33.1 of the audited financial statements.

- (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
- (iv)
  - (a) The management has represented that, to the best of its knowledge and belief, we report that no funds have been advanced or loaned or invested by the Company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of ultimate beneficiaries.
  - (b) The management has represented that, to the best of its knowledge and belief, we report that no funds have been received by the Company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.
  - (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations under sub-clauses (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis-statement.
- (v) The Company has not declared or paid any dividend during the year and hence, the compliance with section 123 of the Act does not arise.
- (vi) 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 been operated throughout the period from April 12, 2023 to March 31, 2024 for all relevant transactions recorded in the software. The Company has not recorded any transactions in books of accounts during April 1, 2023 to April 11, 2023. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

**For B. B. Jain & Associates**  
**Chartered Accountants**  
**Firm's Registration No. 103889W**

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by BANSHILAL  
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**AND JAIN** Date: 2024.05.28  
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**Proprietor**  
**Membership No. 037357**  
**UDIN: 24037357BKBVHN5537**  
**Place: Mumbai,**  
**Date: 28-05-2024**

## Horizontal Realty & Aviation Private Limited

### Annexure – A to the Independent Auditors' Report for the year ended March 31, 2024

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

- (i) In respect of property, plant and equipment (PPE) and intangible assets:
- (a) Based on the information and explanations furnished to us and based on our examination of the books of account and records of the Company, during the year the Company has scrapped all the assets forming part of property, plant and equipment (PPE). Also the Company did not own any intangible assets. Therefore, clauses (i)(a), (i)(b), (i)(c) and (i)(d) of paragraph 3 of the Order is not applicable to the Company.
- (b) In our opinion and as per the information and explanations given to us, no proceedings have been initiated or are pending against the Company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 and Rules made thereunder.
- (ii) In respect of Inventory:
- (a) The Company does not hold any inventory. Therefore, clause (ii)(a) of paragraph 3 of the Order is not applicable to the Company.
- (b) The Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, at any point of time during the year, from banks or financial institutions on the basis of security of current assets. Therefore, clause (ii)(b) of paragraph 3 of the Order is not applicable to the Company.
- (iii) According to the information and explanations given to us, during the year, the Company has granted unsecured loans and provided security but has not provided any guarantee, to companies, firms, limited liability partnerships or any other parties. Accordingly, our comments on clause (iii) of paragraph 3 of the Order are as under:
- (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in respect of loans provided during the year:

(Rs. In lakhs)

Particulars	Aggregate amount granted during the year	Balance outstanding as on 31.03.2024 in respect of these loans
Related parties other than subsidiaries, joint ventures and associates	6,800.00	4,260.00

- (b) In our opinion and according to the information and explanations given to us, in respect of investments made in entities, grant of loans to related parties and others and providing of security, are not prejudicial to the interest of the Company as such infusion of funds / providing security is towards the Group's commercial interest and/ or source being interest free loans obtained.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in respect of interest free loans granted, the schedule of repayment of principal has not been stipulated, as the same are repayable



on demand and as per the information and explanation provided to us, the amounts have been received whenever demanded by the Company. Thus, we are unable to make a specific comment on the regularity of repayment of the loans granted. In respect of interest bearing loan, neither principal nor the interest is due for payment during the year.

- (d) As stated above, with respect to interest free loans granted, since repayment schedule is not stipulated in respect of loans granted, we are unable to comment on the amounts overdue for more than ninety days and reasonable steps for recovery as required under paragraph 3(iii)(d) of the Order. With respect to the other loans granted for which repayment schedule is stipulated, there are no overdue amounts.
- (e) The Company has granted loan of Rs. 6,800.00 lakhs to related parties as defined in section 2(76) of the Act, which is repayable on demand and the same represents 100% of the loan amount.
- (iv) According to the information and explanations given to us, the Company has complied with the provisions of section 185 to 186(1) of the Act in respect of making investments, grant of loans and providing security. Further, the provisions of section 186 [except for sub-section (1)] of the Act are not applicable to the Company as it is engaged in the business of providing infrastructural facilities. The Company has not provided any guarantees.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits within the meaning of provisions of section 73 to 76 of the Act and rules framed thereunder. Therefore, clause (v) of paragraph 3 of the Order is not applicable to the Company.
- (vi) The Central Government has not prescribed maintenance of cost records under section 148 (1) of the Act for the activities carried out by the Company. Therefore, clause (vi) of paragraph 3 of the Order is not applicable to the Company.
- (vii) In respect of statutory dues:
- (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of the amounts deducted/ accrued in the books of account, the Company has been generally regular in depositing the undisputed statutory dues including goods and service tax, income-tax and any other applicable statutory dues with to the appropriate authorities. However, following dues were in arrears as on March 31, 2024 for a period of more than six months from the date they became payable.

Sr. No.	Nature of Dues	Amount (Rs. In lakhs)
1	Service Tax	30.96

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

- (b) According to the information and explanations given to us, following disputed dues are not deposited with appropriate authority.

Sr. No.	Period	Nature of Disputed Dues	Dispute pending Before	Amount (Rs. in lakhs)
1	April 2010 to March 2014	Service Tax (including penalties/fees under the Finance Act 1994	Central Excise & Service Tax Appellant Tribunal, Mumbai	1,505.39

3	April 2010 to March 2014	Interest on Service Tax Liability	Central Excise & Service Tax Appellant Tribunal, Mumbai	Not quantified
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The Company does not have any disputed dues of goods and service tax, provident fund, employees' state insurance, income-tax, sales tax, duty of customs, duty of excise, value added tax, and cess.

- (viii) According to the information and explanations given to us and on the basis of our examination of records of the Company, there are no transactions in the books of account that has been surrendered or disclosed as income during the period in the income tax assessments under the Income Tax Act, 1961.
- (ix) In respect of loans obtained, according to the information and explanations given to us and on the basis of our examination of the records of the Company/ audit procedures performed
- (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we are of the opinion that the Company has not defaulted in repayment of dues of debentures. No amount of principal amount was due in the year. With respect to interest free borrowings repayable on demand (outstanding balance whereof is Rs. 17,928.80 lakhs as on March 31, 2024) have not been demanded for repayment during the year.
- (b) We report that the Company has not been declared willful defaulter by any bank or financial institution or government or any other lender.
- (c) No fresh term loan is obtained during the year.
- (d) On an overall examination of the financial statements of the Company, we report that no funds raised on short term basis have been utilized for long term purposes by the Company.
- (e) The Company does not have any subsidiaries or joint ventures or associates and hence, the question of Company taking any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures does not arise.
- (f) The Company does not any subsidiaries or joint ventures or associates and hence, the question of raising loans on the pledge of securities held in its subsidiaries or joint ventures or associates does not arise.
- (x) (a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Therefore, clause (x)(a) paragraph 3 of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Therefore, clause (x)(b) of paragraph 3 of the Order is not applicable to the Company.
- (xi) (a) During the course of our examination of the books of account and records of the Company, carried out in accordance with generally accepted auditing practices in India and according to information and explanation given to us, we have neither come across any instance of fraud by the Company or any fraud on the Company, noticed or reported during the year, nor we have informed of any such instance by the management.
- (b) In view of our comments in clause (a) above, no report in under sub-section (12) of section 143 of the Act was required to be filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.



- (c) As represented to us by the management, no whistle blower complaints were received during the year.
- (xii) In our opinion, the Company is not a Nidhi company. Therefore, requirements of clause (xii) paragraph 3 of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, the transactions with the related parties covered under section 188 of the Act, wherever applicable, have been disclosed in the financial statement in accordance with the requirements are in compliance with section 188 of the Act and the details have been disclosed in the financial statements as required by the applicable accounting standard. The provisions of section 177 of the Act for audit committee are not applicable to the Company.
- (xiv) Provisions of section 138 of the Act about with regards to formal internal audit system and internal audit are not applicable to the Company. Therefore, clauses (xiv)(a) and (xiv)(b) of paragraph 3 of the Order are not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, during the period, the Company has not entered into any non-cash transactions with directors or persons connected with the directors and hence, the provisions of section 192 of the Act are not applicable to the Company
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, paragraph 3(xvi)(a), (b) and (c) of the Order is not applicable to the Company.
- (b) According to the information and explanation given to us, there is no core investment within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause (xvi)(d) of paragraph 3 of the Order is not applicable to the Company.
- (xvii) The Company has incurred cash losses during the financial year of Rs. 844.35 lakhs but had not incurred cash losses in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) On basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

We, however, state that this is not an assurance as to future viability of the Company. We further state that our reporting is based on the facts upto the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) The Company is not required to spend on CSR for ongoing or other than ongoing projects as per section 135 of the Act. Therefore, clause (xx)(a) and clause (xx)(b) of paragraph 3 of the Order are not applicable to the Company.

**For B. B. Jain & Associates**  
**Chartered Accountants**  
**Firm's Registration No. 103889W**

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**Proprietor**  
**Membership No. 037357**  
**UDIN: 24037357BKBVHN5537**  
**Place: Mumbai,**  
**Date: 28-05-2024**

## **Horizontal Realty & Aviation Private Limited**

### **Annexure – B to the Independent Auditors' Report for the year ended March 31, 2024**

[Referred to in paragraph 10(f) under the heading "Report on other legal and regulatory requirements" of our report of even date]

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

#### **Opinion**

We have audited the internal financial controls over financial reporting of **Horizontal Realty & Aviation Private Limited** ("the Company"), as of March 31, 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

#### **Responsibilities of Management and Those Charged with Governance for Internal Financial Controls over Financial Reporting**

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

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statement. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting.

## **Meaning of Internal Financial Controls over Financial Reporting**

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

## **Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**For B. B. Jain & Associates**  
**Chartered Accountants**  
**Firm's Registration No. 103889W**

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**Proprietor**  
**Membership No. 037357**  
**UDIN: 24037357BKBVHN5537**

**Place: Mumbai,**  
**Date: 28-05-2024**



**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**

**Balance sheet as at March 31, 2024**

**CIN:U45100MH2007PTC173394**

**All amounts are in INR (lakhs) otherwise stated**

Particulars	Note no.	As at March 31, 2024	As at March 31, 2023
<b>I. ASSETS</b>			
<b>1 Non current assets</b>			
(a) Property, plant and equipment	3	-	1.93
(b) Other intangible assets	4	-	0.05
(c) Financial assets			
(i) Investments	5	-	-
(ii) Loans	6	-	500.00
(iii) Other financial assets	7	-	32.58
(d) Deferred tax assets (net)	8	3,798.73	2,309.24
(e) Other non-current assets	9	1,354.06	3,603.84
		<b>5,152.79</b>	<b>6,447.64</b>
<b>2 Current assets</b>			
(a) Financial assets			
(i) Investments	10	1,245.24	1,245.24
(ii) Trade receivables	11	-	-
(iii) Cash and cash equivalents	12	4.51	38.70
(iv) Loans	13	4,260.00	135.54
(v) Other financial assets	14	86.73	1.48
(b) Current Tax Assets (net)	15	85.73	96.01
(c) Other current assets	16	5,544.61	6,222.67
		<b>11,226.82</b>	<b>7,739.64</b>
<b>Total</b>		<b>16,379.61</b>	<b>14,187.28</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
(a) Equity share capital	17	1,400.56	1,400.56
(b) Other equity	18	(27,764.89)	(26,918.56)
		<b>(26,364.33)</b>	<b>(25,518.00)</b>
<b>2 Non current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	19	-	7,549.03
(ii) Other financial liabilities	20	-	11,823.99
(b) Other non-current liabilities	21	322.88	675.81
		<b>322.88</b>	<b>20,048.83</b>
<b>3 Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	22	25,477.83	15,123.66
(ii) Other financial liabilities	23	15,710.21	-
(iii) Trade payables	24	-	-
- total outstanding dues of micro enterprises and small enterprises		-	-
- total outstanding dues of creditors other than micro enterprises and small enterprises		146.92	146.31
(b) Other current liabilities	25	1,072.05	3,069.43
(c) Provisions	26	14.05	1,317.05
		<b>42,421.06</b>	<b>19,656.45</b>
<b>Total</b>		<b>16,379.61</b>	<b>14,187.28</b>
Company background	1		
Material accounting policy information, accounting judgements, estimates and assumptions	2		
Refer accompanying notes. These notes are an integral part of the financial statements.	1 - 44		

**As per our attached report of even date**

**For B. B. Jain & Associates**

Chartered Accountants

Firm registration no. 103889W

BANSHILA  
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BHIKAMCH JAIN  
AND JAIN

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by BANSHILA  
BHIKAMCHAND  
Date: 2024.05.28  
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**Proprietor**

**Membership no. : 037357**

**For and on the behalf of Board of Directors**

HIFZURREHMA  
N ABDULLAH  
KADIWAL

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HIFZURREHMAN  
ABDULLAH KADIWAL  
Date: 2024.05.28  
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**Hifzurrehman Kadiwal**

Director

DIN: 02254751

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PASHA

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FAIZAN PASHA  
Date: 2024.05.28  
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**Faizan Pasha**

Director

DIN: 06457095

**Nitesh Agarwal**

Chief Financial Officer

Place : Mumbai

Place : Mumbai

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

Statement of profit and loss for the year ended March 31, 2024

CIN:U45100MH2007PTC173394

All amounts are in INR (lakhs) otherwise stated, except earnings per equity share

Particulars		Note no.	For the year ended March 31, 2024	For the year ended March 31, 2023
I	Revenue from operations	27	227.93	4,797.41
II	Other income	28	3,735.66	36.20
III	<b>Total income (I)+(II)</b>		<b>3,963.59</b>	<b>4,833.61</b>
IV	<b>Expenses</b>			
	Cost incurred to fulfil the contracts	29	(617.67)	705.74
	Finance costs	30	3,886.23	3,229.17
	Other expenses	31	30.85	497.57
	<b>Total expenses (IV)</b>		<b>3,299.41</b>	<b>4,432.48</b>
V	<b>Profit before exceptional items and tax (III)-(IV)</b>		<b>664.18</b>	<b>401.13</b>
VI	<b>Exceptional items</b>	32	(3,000.00)	-
VII	<b>Profit/ (loss) before tax (V)-(VI)</b>		<b>(2,335.82)</b>	<b>401.13</b>
VIII	<b>Tax expense</b>	8		
	Current tax		-	-
	Deferred tax		(1,489.49)	356.09
			(1,489.49)	356.09
IX	<b>Profit/(loss) for the year (VII)-(VIII)</b>		<b>(846.33)</b>	<b>45.05</b>
X	<b>Other comprehensive income</b>			
	A (i) Items that will not be reclassified to profit or loss			
	- Remeasurement gains of defined benefit plans		-	-
	(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		-	-
			-	-
XI	<b>Total comprehensive income for the year (IX) + (X)</b>		<b>(846.33)</b>	<b>45.05</b>
XII	<b>Earnings per equity share (face value of Rs. 10 each) basic and diluted (Rs.)</b>	36	(6.04)	0.32
	Company background	1		
	Material accounting policy information, accounting judgements, estimates and assumptions	2		
	Refer accompanying notes. These notes are an integral part of the financial statements.	1 - 44		

As per our attached report of even date

**For B. B. Jain & Associates**

Chartered Accountants

Firm registration no. 103889W

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AND JAIN

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Date: 2024.05.28 16:42:36 +05'30'

**Proprietor**

**Membership no. : 037357**

**For and on the behalf of Board of Directors**

HIFZURREHMA  
N ABDULLAH  
KADIWAL

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Date: 2024.05.28 15:53:26 +05'30'

**Hifzurrehman Kadiwal**

Director

DIN: 02254751

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PASHA

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Date: 2024.05.28 15:57:47 +05'30'

**Faizan Pasha**

Director

DIN: 06457095

**Nitesh Agarwal**

Chief Financial Officer

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

Statement of cash flows for the year ended March 31, 2024

CIN:U45100MH2007PTC173394

All amounts are in INR (lakhs) otherwise stated

Particulars	For the year ended March 31, 2024	For the year ended 31st March, 2023
<b>(A) Cash flow from operating activities</b>		
Net profit/ (loss) before tax	(2,335.82)	401.13
<b>Adjustments for:</b>		
Finance cost	3,886.22	3,228.84
Provision for doubtful debts	0.03	0.17
Other Finance cost	-	0.33
Fair value loss	-	466.02
Reversal of expected credit losses on recovery of the debt	(3,516.15)	-
Bad debts	350.99	-
Irrecoverable loans / advances written off	773.87	-
Reversal of provision for doubtful loans/expected losses	(1,124.86)	-
Gain on sale of investments	(155.61)	-
Interest income on financial assets at amortised cost	(60.16)	(36.20)
Assets scrapped off	1.98	-
Interest income on income tax refund	(2.36)	-
<b>Operating income before working capital changes</b>	<b>(2,181.89)</b>	<b>4,060.29</b>
<b>Working capital changes:</b>		
Decrease in other financial assets	7.49	3.62
Decrease in other current assets	678.06	204.58
Increase/(Decrease) in other non-current assets	2,249.78	(854.40)
(Decrease) in other non-current liabilities	(352.93)	(3,908.59)
Increase in trade payables	0.61	0.52
Increase/(Decrease) in other current liabilities	(1,997.38)	493.75
(Decrease) in provisions	(1,303.00)	-
<b>Net cash flow generated from operating activities</b>	<b>(2,899.26)</b>	<b>(0.23)</b>
Income tax (paid)/ refund received	12.64	(39.53)
<b>Net cash flow generated from operating activities</b>	<b>(2,886.62)</b>	<b>(39.76)</b>
<b>(B) Cash flow from investing activities</b>		
Payments for purchase of investments	(9,507.94)	-
Proceeds from sale of investments	9,663.54	-
Loans granted	(6,812.53)	(500.00)
Repayment of loans granted	6,704.20	227.71
<b>Net cash (used in)/generated from investing activities</b>	<b>47.28</b>	<b>(272.29)</b>
<b>(C) Cash flow from financing activities:</b>		
Borrowings obtained	21,917.85	3,053.82
Repayment of borrowings	(19,112.71)	(2,708.00)
<b>Net cash (used in) financing activities</b>	<b>2,805.15</b>	<b>345.82</b>
<b>Net increase in cash and cash equivalents (A+B+C)</b>	<b>(34.19)</b>	<b>33.77</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>38.70</b>	<b>4.93</b>
<b>Cash and cash equivalents at year end</b>	<b>4.51</b>	<b>38.70</b>
<b>Cash and cash equivalents includes</b>		
Bank balances	4.34	38.60
Cash on hand	0.17	0.10
	<b>4.51</b>	<b>38.70</b>

**Notes**

(a) The above Cash flow statement has been prepared under the 'Indirect Method' as set out in the Ind AS 7, "Statement of Cash Flows" as notified under Companies (Accounts) Rules, 2015.

(b) Refer note no. 40 for reconciliation of liabilities arising from financing activities

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

**As per our attached report of even date**

**For B. B. Jain & Associates**

Chartered Accountants

Firm registration no. 103889W

BANSHILAL Digitally signed by

BHUKAMCHAND JAIN

AND JAIN Date: 2024.05.28

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Proprietor

Membership no. : 037357

**For and on the behalf of Board of Directors**

HIFZURREHMA Digitally signed by  
N ABDULLAH  
KADIWAL Date: 2024.05.28  
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Hifzurrehman Kadiwal

Director

DIN: 02254751

FAIZAN Digitally signed by  
FAIZAN PASHA  
PASHA Date: 2024.05.28  
15:57:30 +05'30'

Faizan Pasha

Director

DIN: 06457095

**Nitesh Agarwal**

Chief Financial Officer

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

Statement of changes in equity for the year ended March 31, 2024

CIN:U45100MH2007PTC173394

All amounts are in INR (Lakhs) otherwise stated

**A. Equity share capital**

Particulars	Balance at the beginning of the reporting year	Changes in equity share capital due to prior period errors	Restated balance at the beginning of the reporting year	Changes in equity share capital during the year /(buy-back of shares)	Balance at the end of the reporting year
Year ended March 31, 2024	1,400.56	-	1,400.56	-	1,400.56
Year ended March 31, 2023	1,400.56	-	1,400.56	-	1,400.56

**B. Other equity**

Particulars	Reserves and surplus	Other comprehensive income	Total
	Retained earnings		
<b>Balance as at April 1,2022</b>	<b>(26,964.27)</b>	<b>0.65</b>	<b>(26,963.62)</b>
Changes in accounting policy or prior period errors	-	-	-
Restated balance as at April 1,2022	(26,964.27)	0.65	<b>(26,963.62)</b>
Profit for the year	45.06	-	45.06
Other comprehensive income for the year	-	-	-
<b>Balance as at April 1, 2023</b>	<b>(26,919.21)</b>	<b>0.65</b>	<b>(26,918.56)</b>
Changes in accounting policy or prior period errors	-	-	-
Restated balance as at April 1,2023	<b>(26,919.21)</b>	<b>0.65</b>	<b>(26,918.56)</b>
(Loss) for the year	(846.33)	-	(846.33)
Other comprehensive income for the year	-	-	-
<b>Year ended March 31, 2024</b>	<b>(27,765.54)</b>	<b>0.65</b>	<b>(27,764.89)</b>

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

**As per our attached report of even date**

**For B. B. Jain & Associates**

Chartered Accountants

Firm registration no. 103889W

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AND JAIN  
Date: 2024.05.28  
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**Proprietor**

**Membership no. : 037357**

**For and on the behalf of Board of Directors**

HIFZURREHMA  
N ABDULLAH  
KADIWAL  
Date: 2024.05.28  
15:53:59 +05'30'

**Hifzurrehman Kadiwal**

Director

DIN: 02254751

FAIZAN  
PASHA  
Date: 2024.05.28  
15:57:12 +05'30'

**Faizan Pasha**

Director

DIN: 06457095

**Nitesh Agarwal**

Chief Financial Officer

Place : Mumbai

Date : May 28, 2024

Place : Mumbai

Date : May 28, 2024



## **Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**

### **Notes forming part of financial statements**

#### **1 Company background**

- 1.1** Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited) (the "Company") is incorporated and domiciled in India. The Company is a subsidiary company of Nine Paradise Erectors Private Limited which is wholly owned subsidiary of Valor Estate Limited (Formerly known as D B Realty Limited) being listed with National Stock Exchange and Bombay Stock Exchange. The company has its Registered Office and principal place of business at 7th floor, Resham bhavan, Veer Nariman Road, Churchgate, Mumbai 400020.
- 1.2** The Company is engaged in the business of real estate development. The Company with other co-owners have granted development rights of the land situated at Survey No. 92 of Village Mahajan wadi, Mira Road, District Thane, to Man Vastucon LLP.
- 1.3** The Company is a "public company" under the Companies Act, 2013 (the Act), but continues to use the word "private" as permitted under law.
- 1.4** The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on May 28, 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.
- 1.5** The ultimate holding company has provided funding commitment to meet the obligation of redeeming debentures along with the premium, as pursuant to the terms of the debenture agreement, the Company is required to repay the debentures with premium in the ensuing financial year, however, it does not possess sufficient funds for this purpose.

In accordance with this commitment, the ultimate holding company has agreed to provide the necessary funds to enable the Company to fulfill its obligations regarding the redemption of debentures. This commitment ensures that the Company will be able to meet its financial obligations in a timely manner.

The Company recognizes the significance of this commitment from the ultimate holding company in maintaining its financial stability and ensuring the smooth operation of its business activities.

#### **2 Material accounting policy information, accounting judgements, estimates and assumptions followed in the preparation and presentation of the financial statements accounting policies**

##### **2.01 Statement of compliance**

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

##### **2.02 Basis of preparation and presentation**

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

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

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

##### **2.03 Current and non-current classification of assets and liabilities and operating cycle**

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

## Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

### Notes forming part of financial statements

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

#### 2.04 Functional and presentation currency

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

#### 2.05 Critical accounting estimates, assumptions and judgements

The preparation of the financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses for the periods presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

The estimates, assumptions and judgements that have a significant risk of causing a material adjustment to the carrying values of assets and liabilities within the next financial year are discussed below:

#### Judgements

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

- (a) Fair value of equity shares of Milan Theatres Private Limited, being investment in an associate, which are valued through profit or loss has been reassessed whereby there is no reversal required for the loss of Rs. 3,308.30 lakhs provided in the earlier years on their fair valuation (refer note no. 5).
- (b) Fair value of equity shares of Sahyadri Agro & Dairy Private Limited (refer note no. 10)
- (c) Assessment of the recoverability of Trade Receivables (refer note no. 11)
- (d) The Company has granted interest free loans to its associate viz., Milan Theatre Private Limited (Milan) and the outstanding balance as of year end is Rs. 622.46 lakhs (Previous Year Rs. 4,137.62 lakhs). The Management has considered the said loan as good for recovery. However, as a matter of prudence, it has provided for expected credit loss in its entirety on account of the uncertainty as regards the recoverability aspect.
- (e) Non provision of disputed service tax (refer note no. 33)

#### Significant estimates

##### - Impairment of financial assets

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

##### - Fair value measurements

When the fair values of the financial assets and liabilities recorded in the Balance Sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in assumptions could affect the fair value relating to financial instruments.

## Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

### Notes forming part of financial statements

#### - Impairment of trade receivables

The Company reviews its trade receivables to assess impairment at regular intervals. The Company's credit risk is primarily attributable to its trade receivables. In determining whether impairment losses should be reported in the statement of profit and loss, the Company makes judgments as to whether there is any observable data indicating that there is a measurable decrease in the estimated future cash flows. Accordingly, an allowance for expected credit loss is made where there is an identified loss event or condition which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

#### - Deferred tax assets

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

### 2.06 Measurement of fair values

These Ind AS financial statements have been prepared on a historical cost basis, except for financial assets and liabilities measured at fair value (refer accounting policy no. 2.07 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.

### The material accounting policy information are set out below

#### 2.07 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit and loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability. The transaction costs directly attributable to the acquisition of financial assets and financial liabilities at fair value through profit or loss are immediately recognised in the statement of profit and loss.

## Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

### Notes forming part of financial statements

#### Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial instrument and of allocating interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts future cash receipts or payments through the expected life of the financial instrument, or where appropriate, a shorter period.

#### (i) Financial assets

##### (a) Cash and cash equivalents

Cash and cash equivalents includes cash on hand and balances with banks that are subject to an insignificant risk of change in value. The balances with bank are unrestricted for withdrawal and usage.

##### (b) Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows and 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.

##### (c) Financial assets measured at fair value

Financial assets are measured at fair value through other comprehensive income if such financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows and to sell such financial assets and 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 not measured at amortised cost or at fair value through other comprehensive income are carried at fair value through profit and loss.

##### (d) Derecognition of financial assets

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity.

If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a borrowing for the proceeds received.

##### (e) Impairment of financial assets

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

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

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

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



## Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

### Notes forming part of financial statements

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

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

#### (ii) Financial liabilities

##### (a) Classification as debt or equity

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

##### (b) Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued are recognised at the proceeds received, net of direct issue costs.

##### (c) Financial liabilities

Trade and other payables are initially measured at fair value, net of transaction costs, and are subsequently measured at amortised cost, using the effective interest rate method where the time value of money is significant.

Interest bearing debts are initially measured at fair value and are subsequently measured at amortised cost using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the statement of profit and loss.

##### (d) Derecognition of financial liabilities

The Company de-recognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or they expire.

#### 2.08 Impairment of non financial assets

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

#### 2.09 Income taxes

Income tax expense comprises current tax expense and deferred tax. Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively.

##### (i) Current income taxes

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or

## Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

### Notes forming part of financial statements

#### (ii) Deferred taxes

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary differences arise from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

#### 2.10 Revenue recognition

##### (a) Sale of properties

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

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

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

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

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

##### (b) 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.

#### 2.11 Exceptional items :

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

#### 2.12 Borrowing costs

Borrowing costs are interest and other costs incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

## Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

### Notes forming part of financial statements

#### 2.13 Provisions, contingent liabilities and contingent assets

The Company recognizes provisions when there is present obligation as a result of past events and it is probable that there will be an outflow of resources and reliable estimate (legal or constructive) of the amount of the obligation can be made. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period taking into account the risk and uncertainties surrounding the obligation.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

#### Onerous contracts

Present obligations arising under onerous contracts are recognized and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

#### Contingent liabilities are disclosed for

- possible obligation which will be confirmed only by future events not wholly within the control of the Company.
- present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent assets are neither recognised nor disclosed in the financial statements.

Contingent assets are not disclosed in the financial statements unless an inflow of economic benefits is probable.

#### 2.14 Earnings per share (EPS)

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

#### 2.15 Cash and cash equivalents

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

#### 2.16 Statement of cash flows

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.

#### 2.17 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.

#### 2.18 Recent Pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

Notes forming part of financial statements

All amounts are in INR (lakhs) otherwise stated

**3 Property, plant and equipment**

**Carrying amount**

Particulars	As at March 31, 2024	As at March 31, 2023
Furniture and fixtures	-	0.18
Motor vehicles	-	0.53
Office equipment	-	0.33
Computers	-	0.68
Mobile phones	-	0.21
<b>Total</b>	<b>-</b>	<b>1.93</b>

Particulars	Tangible assets					Total
	Furniture and fixtures	Motor vehicles	Office equipment	Computers	Mobile phones	
<b>(I) Gross Carrying Amount</b>						
Balance as at April 1, 2022	1.78	3.93	1.54	1.44	0.31	9.00
Additions	-	-	-	-	-	-
Deletions	-	-	-	-	-	-
Balance as at March 31, 2023	1.78	3.93	1.54	1.44	0.31	9.00
Additions	-	-	-	-	-	-
Deletions	(1.78)	(3.93)	(1.54)	(1.44)	(0.31)	(9.00)
Balance as at March 31, 2024	-	-	-	-	-	-

Particulars	Tangible assets					Total
	Furniture and fixtures	Motor vehicles	Office equipment	Computers	Mobile phones	
<b>(I) Accumulated depreciation</b>						
Balance as at April 1, 2022	1.60	3.40	1.21	0.76	0.10	7.07
Depreciation charge during the year	-	-	-	-	-	-
Deletions	-	-	-	-	-	-
Balance as at March 31, 2023	1.60	3.40	1.21	0.76	0.10	7.07
Depreciation charge during the year	-	-	-	-	-	-
Deletions	(1.60)	(3.40)	(1.21)	(0.76)	(0.10)	(7.07)
Balance as at March 31, 2024	-	-	-	-	-	-

**4 Other intangible assets**

Particulars	As at March 31, 2024	As at March 31, 2023
Computer software	-	0.05
<b>Total</b>	<b>-</b>	<b>0.05</b>

Particulars	Computer software	Total
<b>(I) Gross Carrying Amount</b>		
Balance as at April 1, 2022	0.91	0.91
Additions	-	-
Deletions	-	-
Balance as at March 31, 2023	0.91	0.91
Additions	-	-
Deletions	(0.91)	(0.91)
Balance as at March 31, 2024	-	-

Particulars	Computer software	Total
<b>(I) Accumulated depreciation</b>		
Balance as at April 1, 2022	0.86	0.86
Depreciation charge during the year	-	-
Deletions	-	-
Balance as at March 31, 2023	0.86	0.86
Depreciation charge during the year	-	-
Deletions	(0.86)	(0.86)
Balance as at March 31, 2024	-	-



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5 Non current financial assets - investments

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Investments in associates</b>		
<b>Investments in equity instruments (Trade and unquoted)</b>		
<b>Carried at Fair value through profit or loss (note no. 2.5 (a))</b>		
3,27,555 (previous year 3,27,555) equity shares of Milan Theatres Private Limited having nominal value per share of Rs. 10 each	-	-
(Cost of investment - Rs. 3,308.30 lakhs) (Fair value Rs. Nil)		
<b>Total</b>	<b>-</b>	<b>-</b>

6 Non current financial assets - loans

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
Loan to a related party (refer note no. 13.2 and 34)	-	500.00
Accrued interest (refer note no. 13.2)	-	-
<b>Total</b>	<b>-</b>	<b>500.00</b>

7 Non current financial assets - others

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
Accrued interest on loans given (refer note no. 13.2)	-	32.58
<b>Total</b>	<b>-</b>	<b>32.58</b>

8 Income tax

8.1 The income tax expense consists of the following:

Particulars	As at March 31, 2024	As at March 31, 2023
Current tax	-	-
Deferred tax expense / (benefit)	(1,489.49)	356.08
<b>Total</b>	<b>(1,489.49)</b>	<b>356.08</b>

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

Particulars	As at March 31, 2024	As at March 31, 2023
Profit / (loss) before tax	(2,335.82)	401.13
Applicable income tax rate	25.17%	25.17%
<b>Expected tax (benefit)/expense</b>	<b>(587.93)</b>	<b>100.97</b>
<b>Tax effect of adjustments to reconcile expected income tax (benefit)/expense to reported income tax (benefit)/expense:</b>		
Expenses not allowed for tax purpose	0.30	117.59
Income not chargeable to tax	(901.87)	-
Deferred tax recognised on current years losses / depreciation allowances	-	137.53
	(901.56)	255.11
<b>Income tax expense recognised in statement of profit and loss</b>	<b>(1,489.49)</b>	<b>356.08</b>

8.3 Deferred tax relates to the following

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Deferred tax asset</b>		
Difference between written down value of property plant and equipment	1.34	1.05
Unabsorbed depreciation allowance and business loss	3,797.39	2,308.19
<b>Total</b>	<b>3,798.73</b>	<b>2,309.24</b>

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

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Opening balance</b>	<b>2,309.24</b>	<b>2,665.33</b>
<b>Recognised / (reversed) through statement of profit and loss</b>		
Difference between written down value of property plant and equipment	0.28	(0.22)
Unabsorbed depreciation allowance and business loss	1,489.21	(355.87)
<b>Closing balance</b>	<b>3,798.73</b>	<b>2,309.24</b>

**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**  
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**9 Other non-current assets**

Particulars	As at March 31, 2024	As at March 31, 2023
Accrued revenue (refer note no.2.13(a) and 9.1)	4,354.06	6,603.84
Less: Classified as other current assets	(3,000.00)	(3,000.00)
<b>Total</b>	<b>1,354.06</b>	<b>3,603.84</b>

9.1 During the year, receivables are hypothecated against the borrowings obtained by Marine Drive Hospitality and Realty Private Limited (MDHRPL) as a pari-passu charge with borrowings of the Company.

**10 Current financial assets - investments**

Particulars	As at March 31, 2024	As at 31st March, 2023
<b>Investment in others</b>		
<b>Carried at fair value through profit and loss (note no. 2.05(b))</b>		
14,15,050 (previous year 14,15,050) equity shares of Sahyadri Agro & Dairy Private Limited having nominal value per share of Rs. 10 each (Cost of investment - Rs. 1,711.26 lakhs) (fair value Rs. 1,245.45 lakhs)	1,245.24	1,245.24
<b>Total</b>	<b>1,245.24</b>	<b>1,245.24</b>

10.1 Further, the Company owns 16,56,995 shares on behalf of D B View Infracon Private Limited, and hence not accounted as its own investments.

10.2 The Company values its investment in Sahyadri Agro & Dairy Private Limited based on its fair value through profit or loss as of March 31, 2022. As there has not been any significant change in this value since then, the investment continues to be carried at the same fair value as of March 31, 2024.

**10.3 Sale of Investment of 119,42,270 equity shares of Siddhivinayak Realities Private Limited**

The Company (along with other entities in the Group) in the month of July 2023 made a strategic investment in Siddhivinayak Realities Private Limited ('SRPL') and accordingly acquired 119,42,270 shares for Rs.12,807.12 lakhs. However, subsequently, the Group have divested their stake in SRPL to a lender of other group companies in part settlement of their debt. On disposal, the Company has earned gain of Rs. 155.61 lakhs which is classified under other income in the statement of profit and loss. The said gains are after reducing the 'return' (determined in accordance with the terms and conditions of the Venture Agreement executed) of Rs.1,400.46 lakhs paid to Valor Estate Limited against the funds provided towards acquisition of the above shares.

**11 Current financial assets - trade receivables**

Particulars	As at March 31, 2024	As at March 31, 2023
Trade receivables - credit impaired	-	351.99
Less: Allowance for bad and doubtful debts	-	(351.99)
<b>Total</b>	<b>-</b>	<b>-</b>

**11.1 Trade receivables ageing Schedule as at March 31, 2023**

Particulars	Outstanding for following periods from due date of transaction					Total
	<6 months	6 months - 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) Undisputed trade receivables - considered good	-	-	-	-	-	-
(ii) Undisputed trade receivables - which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	351.99	351.99
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-

**11.2 Movement of provision for bad and doubtful debts:-**

Particulars	As at March 31, 2024	As at March 31, 2023
Opening	(351.99)	(351.99)
Less: reversed during the year	351.99	-
<b>Closing</b>	<b>-</b>	<b>(351.99)</b>

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12 Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Bank balances in current accounts	4.34	38.60
Cash on hand	0.17	0.10
<b>Total</b>	<b>4.51</b>	<b>38.70</b>

13 Current financial assets- loans

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured)</b>		
<b>Loans receivables considered good</b>		
Loan to		
- a fellow subsidiary (refer note no. 34)	3,740.00	-
- other related party (refer note no 34)	20.00	135.54
- a company (refer note no 13.2)	500.00	-
	<b>4,260.00</b>	<b>135.54</b>
<b>Unsecured credit impaired</b>		
Loan to		
- an associate (refer note no.2.05 (d) and 34)	-	4,137.62
- a company	-	151.38
	-	<b>4,289.00</b>
Less: Provision for doubtful recovery	-	(4,289.00)
	-	-
<b>Total</b>	<b>4,260.00</b>	<b>135.54</b>

13.1 Type of borrower	As at March 31, 2024		As at March 31, 2023	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Related parties	3,760.00	88.26%	4,273.16	96.58%

13.2 Inter corporate loan granted for a period of 2 years at 12% p.a. payable at the end of tenure.

13.3 Movement of provision for doubtful loans :-

Particulars	As at March 31, 2024	As at March 31, 2023
Opening	(4,289.00)	(4,288.83)
Add: Provision during the year	-	(0.17)
Less: reversed during the year	4,289.00	-
<b>Closing</b>	<b>-</b>	<b>(4,289.00)</b>

14 Current financial assets - others

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
Accrued interest on loans given (refer note no. 13.2)	86.73	-
Other receivables	-	1.48
<b>Total</b>	<b>86.73</b>	<b>1.48</b>

15 Current Tax Assets (net)

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
Income tax refund receivable	85.73	96.01
<b>Total</b>	<b>85.73</b>	<b>96.01</b>

16 Other current assets

Particulars	As at March 31, 2024	As at March 31, 2023
Balances with statutory authorities	93.16	90.99
Prepaid expenses	0.04	0.05
Service tax paid under protest (refer note no. 33)	338.38	338.38
Accrued revenue (refer note no. 9.1)	3,000.00	3,000.00
Cost incurred to fulfil contract (refer note no. 16.1)	2,113.02	2,793.26
<b>Total</b>	<b>5,544.61</b>	<b>6,222.67</b>

16.1 Represents cost incurred to fulfil the contract entered into by the Company along with other co-owners with Man Vastucon LLP for granting development rights of the land to the said party.

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**Notes forming part of financial statements**  
**All amounts are in INR (Lakhs) otherwise stated**

**17 Equity share capital**

**17.1 Details of authorised, issued, subscribed and paid up share capital**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Authorised</b>		
1,50,00,000 (Previous year 1,50,00,000) equity shares of Rs. 10/- each	1,500.00	1,500.00
	<b>1,500.00</b>	<b>1,500.00</b>
<b>Issued, subscribed and paid-up</b>		
1,40,05,603 (Previous year 1,40,05,603) equity shares of Rs. 10/- each, fully paid up	1,400.56	1,400.56
	<b>1,400.56</b>	<b>1,400.56</b>

**17.2 Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of the year**

Particulars	Opening balance	Fresh issue/ (buy-back)	Closing balance
<b>Equity shares</b>			
<b>Year ended March 31,2024</b>			
-Number of equity shares	1,40,05,603	-	1,40,05,603
-Amount	1,400.56	-	1,400.56
<b>Year ended March 31,2023</b>			
-Number of equity shares	1,40,05,603	-	1,40,05,603
-Amount	1,400.56	-	1,400.56

**17.3 Rights, preferences and restrictions attached to equity shares**

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

**17.4** 1,30,05,603 (previous year - 88,03,922) equity shares are held by Nine Paradise Erectors Private Limited, the holding Company, which is wholly owned subsidiary of Valor Estate Limited.

**17.5 Details of equity shares held by shareholders holding more than 5% of the aggregate shares in the Company**

Sr. no.	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
1	Nine Paradise Erectors Private Limited	1,30,05,603	92.86%	88,03,922	62.86%
2	BD & P Hotels (India) Private Limited	-	0.00%	42,01,681	30.00%
3	Eon Hadapsar Infrastructure Private Limited	9,90,000	7.07%	9,90,000	7.07%

**17.6 Details of shares held by promoters in the Company as at March 31, 2024**

Sr. no.	Promoter name	Opening no. of shares held	Closing no. of shares held	% of total shares	% Change during the year
1	Nine Paradise Erectors Private Limited	88,03,922	1,30,05,603	92.86%	47.73%
2	BD and P Hotels (India) Private Limited	42,01,681	-	0.00%	-100.00%
3	Eon Hadapsar Infrastructure Private Limited	9,90,000	9,90,000	7.07%	0.00%
4	Mr. Atul I. Chordia	5,000	5,000	0.04%	0.00%
5	Mr. Sagar I. Chordia	5,000	5,000	0.04%	0.00%

**17.7 Details of shares held by promoters in the Company as at March 31, 2023**

Sr. no.	Promoter name	Opening no. of shares held	Closing no. of shares held	% of total shares	% Change during the year
1	Nine Paradise Erectors Private Limited	88,03,922	88,03,922	62.86%	0.00%
2	BD and P Hotels (India) Private Limited	42,01,681	42,01,681	30.00%	0.00%
3	Eon Hadapsar Infrastructure Private Limited	9,90,000	9,90,000	7.07%	0.00%
4	Mr. Sagar I. Chordia	5,000	5,000	0.04%	0.00%
5	Mr. Atul I. Chordia	5,000	5,000	0.04%	0.00%

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All amounts are in INR (lakhs) otherwise stated

18 Other equity

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Reserves and surplus</b>		
<b>(i) Retained earnings</b>		
Balance at the beginning of the year	(26,919.21)	(26,964.26)
Add : (Loss) / Profit for the year	(846.33)	45.05
<b>Balance at the end of the year</b>	<b>(27,765.54)</b>	<b>(26,919.21)</b>
<b>(ii) Other comprehensive income</b>		
Balance at the beginning of the year	0.65	0.65
Add: Remeasurement gains of defined benefit plan	-	-
<b>Balance at the end of the year</b>	<b>0.65</b>	<b>0.65</b>
<b>Total</b>	<b>(27,764.89)</b>	<b>(26,918.56)</b>

19 Non-current financial liabilities - borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Secured)</b>		
9,000 (previous year 9,000) Zero coupon, secured, redeemable non-convertible debentures having face value of Rs. 83,878/- each (refer note no. 22.1 and 22.2)	7,549.03	7,549.03
Less : Current maturities of long term debt (refer note no. 22)	(7,549.03)	-
<b>Total</b>	<b>-</b>	<b>7,549.03</b>

20 Non-current financial liabilities - others

Particulars	As at March 31, 2024	As at March 31, 2023
Redemption premium accrued but not due on debentures (refer note no. 22.1)	15,710.21	11,823.99
Less: payable during the year (refer note no. 23)	(15,710.21)	-
<b>Total</b>	<b>-</b>	<b>11,823.99</b>

21 Other non-current liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Interest free refundable security deposit	1,322.88	3,675.81
Less: classified as other current liabilities	(1,000.00)	(3,000.00)
<b>Total</b>	<b>322.88</b>	<b>675.81</b>

22 Current financial liabilities - borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Secured loans</b>		
Current maturities of non current debts (refer note no. 19, 22.1, 22.2 and 1.5)	7,549.03	-
<b>Unsecured loans</b>		
- From parent company (refer note no. 22.3 and 34)	14,342.56	10,002.76
- From fellow subsidiaries (refer note no. 22.3 and 34)(*)	1,718.22	5,111.89
- From others (refer note no. 22.3)(*)	1,868.02	9.01
<b>Total</b>	<b>25,477.83</b>	<b>15,123.66</b>

(\*) During the year, loan of Rs. 2,065.57 lakhs payable to a fellow subsidiary company has been assigned to a company.



**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")****Notes forming part of financial statements**

All amounts are in INR (lakhs) otherwise stated

**22.1 Terms and conditions :****- Security :**

- (i) Pledge over 2.2 crore equity shares of Valor Estate Limited held by Neelkamal Tower Construction LLP and 66.67% shares of the Milan Theatres Private Limited
- (ii) First/Second Mortgage and charge on the immovable properties owned/ developed by third parties
- (iii) First charge on existing and future receivables of the Company and Goan Hotels and Realty Private Limited accruing them under the development agreement
- (iv) Corporate guarantee of Valor Estate Limited and Milan Theaters Private Limited
- (v) Personal guarantee of Mr. Vinod Goenka and Shahid Balwa.

**- Tenure**

Due for redemption on November 13, 2024 i.e. at the end of 84 months from the date of first subscription i.e. 14th November 2017.

**- Redemption premium**

Premium shall be equivalent to 20% of IRR effective 15th February, 2019 (earlier 17.50%), payable on redemption including premature redemption.

**22.2** In view of the deficit in the balance of the retained earnings, the Company has not created debenture redemption reserve as required by Rule 18(7) of Companies (Share Capital and Debentures) Rules, 2014 read with section 71(4) of the Act.

**22.3** Interest free and repayable on demand.

**23 Current financial liabilities - others**

Particulars	As at March 31, 2024	As at March 31, 2023
Redemption premium accrued but not due on debentures (refer note no. 22.1 and 1.5)	15,710.21	-
<b>Total</b>	<b>15,710.21</b>	<b>-</b>

**24 Current financial liabilities - trade payables**

Particulars	As at March 31, 2024	As at March 31, 2023
- Total outstanding dues of micro enterprises and small enterprises (refer note no. 24.3)	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	146.92	146.31
<b>Total</b>	<b>146.92</b>	<b>146.31</b>

**24.1 Trade payables ageing as of March 31, 2024**

Particulars	Unbilled	Outstanding for following periods from date of transaction				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	1.78	-	-	0.18	144.96	146.92
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

**24.2 Trade payables ageing as of March 31, 2023**

Particulars	Unbilled	Outstanding for following periods from date of transaction				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	0.82	-	0.18	-	145.31	146.31
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**  
**Notes forming part of financial statements**  
**All amounts are in INR (lakhs) otherwise stated**

**24.3 Details of dues to micro enterprises and small enterprises as per MSMED Act, 2006**

Particulars	As at March 31, 2024	As at March 31, 2023
The Principal amount outstanding at the end of the year (not due)	-	-
Interest due thereon remaining unpaid to any suppliers as at 31st March	-	-
The amount of interest paid by the Company in terms of section 16 of the MSMED Act, 2006.	-	-
The amount of the payment made to the supplier beyond the appointed day during each accounting year in terms of section 16 of the MSMED Act, 2006	-	-
The amount of interest due and payable for the period of delay in making payments.	-	-
The amount of interest accrued and remaining unpaid as at 31st March.	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprises, for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	-	-

24.4 The information has been given in respect of such suppliers to the extent they could be identified as micro and small enterprises on the basis of information received and available with the Company. Auditors have relied on the same.

**25 Other current liabilities**

Particulars	As at March 31, 2024	As at March 31, 2023
Statutory dues	72.05	69.43
Interest free refundable security deposit (refer note no. 25.1)	1,000.00	3,000.00
<b>Total</b>	<b>1,072.05</b>	<b>3,069.43</b>

25.1 Represent deposit from Man Vastucon LLP for development rights of land, as per the agreements with the Company and other co-owners.

**26 Current provisions**

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for obligations to fulfil contract (refer note no. 26.1 and 26.2)	-	1,303.00
Provision for compensation (refer note no. 26.3)	14.05	14.05
<b>Total</b>	<b>14.05</b>	<b>1,317.05</b>

26.1 Cost to fulfil contract represented obligation of the Company along with other co-owners to Lion Pencils Limited (LPL) for consuming part of the rights of the land owned by it in granting development rights of the land, which included provision for cost to be incurred for providing free of cost constructed premises. Based on the revised understanding, the Company does not have to provide free of cost constructed premises and hence, the amount provided therefore stands reversed and the impact thereof of Rs. 620.10 lakhs is charged to the Statement of Profit and Loss during the year and Rs. 682.90 lakhs is reduced from the cost to fulfill contracts.

**26.2 Movement of provision for obligations to fulfil contract:**

Particulars	As at March 31, 2024	As at March 31, 2023
Opening	1,303.00	1,303.00
Less: reversed during the year	(1,303.00)	-
Less: paid during the year	-	-
<b>Closing</b>	<b>-</b>	<b>1,303.00</b>

**26.3 Movement of provision for compensation:**

Particulars	As at March 31, 2024	As at March 31, 2023
Opening	14.05	14.05
Less: reversed during the year	-	-
Less: paid during the year	-	-
<b>Closing</b>	<b>14.05</b>	<b>14.05</b>

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")  
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27 Revenue from operations

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Revenue share (refer note no. 2.10(a))	227.93	4,797.41
<b>Total</b>	<b>227.93</b>	<b>4,797.41</b>

27.1 The Company has granted development rights of its land alongwith other co-owners to Man Vastucon LLP (Man) whereby it is entitled to share the revenue as per agreed terms. In terms of Ind AS 115, the control of the asset (the land) stands with Man, which has launched various phases. Hence, to the extent of area embedded in the phases, there is a certainty of control of the land vesting with Man. In view of the same, the transaction price for the area embedded in the phases is estimated at probable realization of the area sold/unsold or the amount received as refundable security adjustable deposit whichever is higher. Based on this judgement, the revenue is recognised during the year ended March 31, 2024 of Rs. 227.93 lakhs. On similar principles, revenue of Rs. 4,797.41 lakhs was accounted for the year ended March 31, 2023.

28 Other income

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest income on :		
- financial assets at amortized cost	60.16	36.20
- income tax refund	2.36	-
Reversal of expected credit losses on recovery of loan	3,516.15	-
Gain arising on sale of investments(*) (refer note no. 10.3)	155.61	-
Miscellaneous income	1.37	-
<b>Total</b>	<b>3,735.66</b>	<b>36.20</b>

(\*) net of return paid to the holding company on the funds provided towards acquisition of shares.

29 Cost incurred to fulfill contracts

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Amortization of development rights cost	(617.67)	705.74
<b>Total</b>	<b>(617.67)</b>	<b>705.74</b>

30 Finance costs

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest on -		
- financial liabilities at amortised cost	3,886.22	3,228.84
- delay payment of taxes	-	0.33
Other finance costs	0.01	0.00
<b>Total</b>	<b>3,886.23</b>	<b>3,229.17</b>

31 Other expenses

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Fair valuation loss on equity instruments valued through profit or loss	-	466.01
Legal and professional fees expenses (refer note no. 31.1)	23.99	16.85
Loss on foreign currency transactions (net)	1.66	9.04
Allowance for doubtful loan	0.03	0.17
Assets scrapped off	1.98	-
Bad debts	350.99	-
Reversal of expected credit losses	(350.99)	-
Irrecoverable loans / advances written off	773.87	-
Reversal of provision for doubtful loans/advances	(773.87)	-
Other office and administrative expense	3.20	5.51
<b>Total</b>	<b>30.85</b>	<b>497.57</b>

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Payment to the auditors		
- Audit fees (including limited review)	0.20	0.20
<b>Total</b>	<b>0.20</b>	<b>0.20</b>

**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")****Notes forming part of financial statements****All amounts are in INR (Lakhs) otherwise stated, except equity share and per share data**

**32** During the year ended March 31, 2024, the Company's management addressed concerns raised by Man about business challenges related to the project on the land. Considering their longstanding relationship, the Company agreed to provide a one-time credit of Rs. 3,000.00 lakhs against their share of revenue. This transaction, being a one-off occurrence, is disclosed as an exceptional item.

**33 Contingent liabilities and other commitments****33.1 Contingent liabilities**

There is a service tax demand of Rs. 1,843.77 lakhs against which the Company has preferred an appeal which is pending before CESTAT. The Company is legally advised that it has fair chance of favorable outcome and hence, in the opinion of the management of the Company, provision for disputed demand is not necessary. The Company has paid under protest Rs. 338.38 lakhs.

**33.2 Other commitments**

There are no capital or other commitments pending on the part of the Company.

**33.3** The Company has provided security of receivables of its project by way of hypothecation to an asset reconstruction company for borrowings obtained by an associated enterprise. (refer note no. 34).

**34 Related party disclosures**

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

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

<b>Name of the related party</b>	<b>Description of relationship</b>
Valor Estate Limited	Ultimate holding company
Nine Paradise Erectors Private Limited	Holding company
Conwood DB Joint Venture	Fellow subsidiary
MIG (Bandra) Realtors and Builders Private Limited	Fellow subsidiary
DB View Infracon Private Limited	Fellow subsidiary
Goan Hotels & Realty Private Limited	Fellow subsidiary (w.e from September 30, 2023)
BD&P Hotels (India) Private Limited	Fellow subsidiary (w.e from September 30, 2023)
Pandora Projects Private Limited	Associate
Milan Theatres Private Limited	Associate
Marine Drive Hospitality & Realty Private Limited	Enterprise owned or significantly influenced by key managerial personnel of ultimate holding company (Associated enterprise)
K.G Enterprises	Enterprise owned or significantly influenced by key managerial personnel of ultimate holding company (Associated enterprise)
YJ Realty Private Limited	Enterprise owned or significantly influenced by key managerial personnel of ultimate holding company (Associated enterprise)
Goan Hotels & Realty Private Limited	Enterprise owned or significantly influenced by key managerial personnel of ultimate holding company (Associated enterprise)
BD&P Hotels (India) Private Limited	Enterprise owned or significantly influenced by key managerial personnel of ultimate holding company (Associated enterprise) upto September 29, 2023

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")

Notes forming part of financial statements

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

34.2 Transactions with related parties

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Loans taken</b>		
- <b>Ultimate holding</b>		
Valor Estate Limited	20,515.97	3,054.46
<b>Loans granted</b>		
- <b>Fellow subsidiary</b>		
Goan Hotels & Realty Private Limited	3,900.00	-
- <b>Associate</b>		
Pandora Projects Private Limited	2,900.00	-
<b>Loans repaid</b>		
- <b>Ultimate holding</b>		
Valor Estate Limited	14,639.77	-
- <b>Holding company</b>		
Nine Paradise Erectors Private Limited	3,143.41	
- <b>Fellow subsidiary</b>		
DB View Infracon Private Limited	-	8.00
- <b>Associated enterprise</b>		
Goan Hotels & Realty Private Limited	4.53	-
BD&P Hotels (India) Private Limited	1,325.00	2,700.00
<b>Receipt of loan granted</b>		
- <b>Associated enterprise</b>		
Marine Drive Hospitality & Realty Private Limited	115.54	218.00
- <b>Associate</b>		
Milan Theatres Private Limited	3,515.15	-
Pandora Projects Private Limited	2,900.00	
- <b>Fellow subsidiary</b>		
Goan Hotels & Realty Private Limited	160.00	-
<b>Acquisition of shares</b>		
- <b>From Associated enterprise</b>		
K.G Enterprises	6,205.31	-
YJ Realty Private Limited	3,298.68	-
<b>Trade receivables</b>		
<b>Amount received from</b>		
- <b>Associated enterprise</b>		
Marine Drive Hospitality & Realty Private Limited	1.00	-
<b>Return on funds provided towards acquisition of shares</b>		
- <b>Ultimate holding</b>		
Valor Estate Limited	1,400.46	-
<b>Reimbursement of expenses incurred on behalf of the company</b>		
- <b>Associated enterprise</b>		
Marine Drive Hospitality & Realty Private Limited	10.24	9.88
Goan Hotels & Realty Private Limited	6.79	2.27
- <b>Fellow subsidiary</b>		
Conwood DB Joint Venture	1.43	1.55



**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**

**Notes forming part of financial statements**

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

**34.3 Outstanding balances as of year end**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Loans taken</b>		
- <b>Ultimate holding company</b>		
Valor Estate Limited	10,331.11	3,054.46
- <b>Holding company</b>		
Nine Paradise Erectors Private Limited	4,011.44	6,948.30
- <b>Fellow subsidiary</b>		
DB View Infracon Private Limited	1,703.26	1,703.26
MIG (Bandra) Realtors and Builders Private Limited	0.21	0.21
Conwood DB Joint Venture	14.75	13.32
- <b>Associated enterprise</b>		
BD&P Hotels (India) Private Limited	-	3,390.57
Goan Hotels & Realty Private Limited	-	4.53
<b>Loans given</b>		
- <b>Associate</b>		
Milan Theatres Private Limited	-	4,137.62
- <b>Fellow subsidiary</b>		
Goan Hotels & Realty Private Limited	3,740.00	-
- <b>Associated enterprise</b>		
Marine Drive Hospitality & Realty Private Limited	-	135.54
<b>Trade receivables</b>		
- <b>Associated enterprise</b>		
Marine Drive Hospitality & Realty Private Limited	-	1.00
<b>Guarantees &amp; Collaterals Provided to</b>		
- <b>Associated enterprise</b>		
Marine Drive Hospitality & Realty Private Limited	2,615.00	-
<b>Guarantees &amp; Collaterals given by</b>		
- <b>Fellow subsidiary</b>		
Goan Hotels & Realty Private Limited	7,549.03	7,549.03

**Notes:**

(a) Related party relationships are as identified by the LLP on the basis of information available and relied by the auditors.

(b) The closing balances given above under the head guarantees and collaterals represent the closing balances of the facilities availed by the entity availing the facility of guarantee at the year end.

**35 Guarantees received**

Valor Estate Limited (ultimate holding company), Milan Theatres Private Limited, Mira Real Estate Developers, and Goan Hotel and Realty Private Limited have pledged their assets as collateral for the Company's debentures to ECL Finance Limited. Additionally, the ultimate holding company and Milan Theatres Private Limited have provided corporate guarantees. The outstanding principal amount of these debentures is Rs. 7,549.03 lakhs (Previous year Rs. 7,549.03 lakhs).

**36 Basic and diluted earnings per share**

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit after tax as per the Statement of profit and loss (Rupees)	(846.33)	45.05
Weighted average number of equity shares (Nos.)	1,40,05,603	1,40,05,603
Par value per share (Rupees)	10.00	10.00
Basic and diluted earnings per share (Rupees)	(6.04)	0.32

**37 Operating segments**

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

**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")****Notes Forming Part of Financial Statements**

All amounts are in INR (lakhs) otherwise stated

**38 Financial instruments**

The material accounting policy information, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, each class of financial asset and financial liability are disclosed in accordance with note 2.07 of the Ind AS financial statements.

**38.1 Financial assets and liabilities**

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

Particulars	Note no.	At fair value through Statement of Profit and Loss	Amortised cost	Carrying amount As at March 31,2024
<b>Financial assets:</b>				
(i) Investments	5 & 10	1,245.24	-	1,245.24
(ii) Cash and cash equivalents	12	-	4.51	4.51
(iii) Loans	6 & 13	-	4,260.00	4,260.00
(iv) Other financial assets	14	-	86.73	86.73
<b>Total</b>		<b>1,245.24</b>	<b>4,351.24</b>	<b>5,596.48</b>
<b>Financial liabilities:</b>				
(i) Borrowings	19 & 22	-	25,477.83	25,477.83
(ii) Trade payables	24	-	146.92	146.92
(iii) Other financial liabilities	20	-	15,710.21	15,710.21
<b>Total</b>		<b>-</b>	<b>41,334.96</b>	<b>41,334.96</b>

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

Particulars	Note no.	At fair value through Statement of Profit and Loss	Amortised cost	Carrying amount As at March 31,2023
<b>Financial assets:</b>				
(i) Investments	5&10	1,245.24	-	1,245
(ii) Trade receivables	11	-	-	-
(iii) Cash and cash equivalents	12	-	38.70	38.70
(iv) Loans	6&13	-	635.54	635.54
(v) Other financial assets	14	-	1.48	1.48
<b>Total</b>		<b>1,245.24</b>	<b>675.72</b>	<b>1,920.96</b>
<b>Financial liabilities:</b>				
(i) Borrowings	19 & 22	-	22,672.69	22,672.69
(ii) Trade payables	24	-	146.32	146.32
(iii) Other financial liabilities	20	-	11,823.99	11,823.99
<b>Total</b>		<b>-</b>	<b>34,643.00</b>	<b>34,643.00</b>

**38.2 Fair value hierarchy**

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels:

Level 1: Inputs are quoted prices (unadjusted) in active markets for identical assets and liabilities

Level 2: Inputs are other than quoted prices included within level 1 that are observable for the asset or liability either directly (i.e. prices) or indirectly (i.e. derived from prices)

Level 3: Inputs are not based on observable market data (unobservable inputs). Fair value are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**  
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The following table summaries financial assets measured at fair value on a recurring basis:

Financial assets	Level 1	Level 2	Level 3	Total
<b>As at March 31, 2024:</b>				
3,27,555 (Previous Year nil) equity shares of Milan Theatres Private Limited having nominal value per share of Rs. 10 each	-	-	-	-
14,15,050 (previous year 14,15,050) equity shares of Sahyadri Agro & Dairy Private Limited having nominal value per share of Rs. 10 each	-	-	1,245.24	1,245.24
	-	-	<b>1,245.24</b>	<b>1,245.24</b>
<b>As at March 31, 2023:</b>				
3,27,555 (Previous year nil) equity shares of Milan Theatres Private Limited having nominal value per share of Rs. 10 each	-	-	-	-
14,15,050 (previous year 14,15,050) equity shares of Sahyadri Agro & Dairy Private Limited having nominal value per share of Rs. 10 each	-	-	1,245.24	1,245.24
	-	-	<b>1,245.24</b>	<b>1,245.24</b>

**38.3 Reconciliation of Level 3 Fair vales**

Particulars	As at March 31, 2024	As at March 31, 2023
Opening balance	1,245.24	1,711.26
Less: Fair value changes	-	(466.02)
	<b>1,245.24</b>	<b>1,245.24</b>

**38.4 Financial risk management:**

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

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

**(A) Interest risk:**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The exposure to the risk of changes in market interest rates relates primarily to the debt obligations with floating interest rates. However, the Company does not have any borrowings with floating rate of interest and thus sensitivity analysis is not disclosed.

**(B) Credit risk and default risk:**

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

**(C) Liquidity risk:**

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

Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")  
Notes Forming Part of Financial Statements  
All amounts are in INR (lakhs) otherwise stated

The table below provides details regarding the contractual maturities of financial liabilities as at March 31, 2024

Particulars	Amount payable/receivable during below period				
	As at March 31, 2024	Within 1 year	1-2 years	2-5 years	more than 5 years
<b>- Liabilities</b>					
<b>(I) Borrowings</b>					
Secured	7,549.03	7,549.03	-	-	-
Related party - Unsecured	16,060.78	16,060.78	-	-	-
Others	1,868.02	1,868.02	-	-	-
(II) Current trade payables	146.92	146.92	-	-	-
(III) Other financial liabilities	15,710.21	15,710.21	-	-	-

The table below provides details regarding the contractual maturities of financial liabilities as at March 31, 2023

Particulars	Amount payable/receivable during below period				
	As at March 31, 2023	Within 1 year	1-2 years	2-5 years	more than 5 years
<b>- Liabilities</b>					
<b>(I) Borrowings</b>					
Secured	7,549.03	-	7,549.03	-	-
Related party - Unsecured	15,114.64	15,114.64	-	-	-
Others	9.01	9.01	-	-	-
(II) Current trade payables	146.31	146.31	-	-	-
(III) Other financial liabilities	11,823.99	-	11,823.99	-	-

**39 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 shareholder value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

**40 Reconciliation of liabilities arising from financing activities :**

Particulars	Opening balance	Cash movement	Fair value changes	Others	Total
<b>As at March 31, 2024</b>					
Borrowings	22,672.69	2,805.14	-	-	25,477.83
<b>Total</b>	<b>22,672.69</b>	<b>2,805.14</b>	<b>-</b>	<b>-</b>	<b>25,477.83</b>
<b>As at March 31, 2023</b>					
Borrowings	22,322.28	350.41	-	-	22,672.69
<b>Total</b>	<b>22,322.28</b>	<b>350.41</b>	<b>-</b>	<b>-</b>	<b>22,672.69</b>

**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**

**Notes forming part of financial statements**

**All amounts are in INR (lakhs) otherwise stated**

**41 Disclosure of ratios**

Sr. no.	Particulars	Formula's used	Ratios		Variance	Reason for variance
			As at March 31, 2024	As at March 31, 2023		
1	Current ratio (in times)	Current assets	0.26	0.39	-32.79%	note 'a'
		Current liabilities				
2	Debt equity ratio (in times)	Total debt	(1.56)	(1.35)	-15.56%	-
		Shareholders fund				
3	Debts services coverage ratio (in times)	Earning available for debt services	0.24	1.34	-82.24%	note 'b'
		Debt services				
4	Return on equity (in %)	Net profit after taxes - Preference dividend (if any)	-60.43%	3.22%	-1978.80%	note 'c'
		Average share capital				
5	Inventory turnover ratio (in times)	Cost of goods sold or Sales	NA	NA	NA	-
		Average inventory				
6	Trade receivable turnover ratio (in times)	Net credit sales	NA	NA	NA	-
		Average accounts receivables				
7	Trade payable turnover ratio (in times)	Net credit purchase+ Other expense	NA	NA	NA	-
		Average trade payable				
8	Net capital turnover ratio (in times)	Net sales	(0.01)	(0.40)	98.19%	note 'd'
		Working capital				
9	Net profit ratio (in %)	Net profit (after tax)	(3.71)	0.01	-39645.09%	note 'c'
		Net sales				
10	Return on capital employed (in %)	Earning before interest and taxes	-17.47%	-66.38%	73.68%	note 'c'
		Capital employed				
11	Return on investment (in %)	Income generated from invested fund	-	-	NA	-
		Average invested funds				

**Notes**

- a Current assets increased more than current liabilities
- b Higher repayment of borrowings out of the funds received from sale of investments/recovery of loans granted compared to preceding year
- c Despite a reduction in revenue share and exceptional item, an increase in other income, decrease in total expenses and recognition of deferred tax compensated for it, leading to increase in profit for the year and improved ratios for the year.
- d Decrease in revenue share

**42** According to Section 203 of the Companies Act, 2013, companies with a paid-up share capital exceeding Rs 10 Crore must appoint a full-time company secretary. Despite efforts, the Company has not been able to recruit one yet and is still in the process. Meanwhile, the Company is utilizing the services of the group's Company Secretarial Department to manage the affairs.



**Horizontal Ventures Private Limited (Formally Known as "Horizontal Realty & Aviation Private Limited")**

**Notes forming part of financial statements**

**All amounts are in INR (lakhs) otherwise stated**

- 43 Following additional regulatory information in terms of clause L of note 6 and clause (n) of note 7 of Division II to Schedule III of the Act is disclosed to the extent applicable / regulatory in nature.**
- 43.01 Wilful defaulter**  
As on March 31, 2024 the Company has not been declared wilful defaulter by any bank/financial institution or other lender.
- 43.02 Details of crypto currency or virtual currency**  
The Company is not engaged in the business of trading or investing in crypto currency or virtual currency and hence no disclosure is required.
- 43.03 Registration of charges or satisfaction with Registrar of Companies (ROC)**  
During the year, the Company secured its project receivables to an asset reconstruction company to secure borrowings by an associated enterprise, which is yet to be registered with the ROC. Apart from this, as of March 31, 2024, the Company has no other charges or pending
- 43.04 Compliance with number of layers of companies**  
The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- 43.05 Utilisation of borrowed funds**  
The Company has not advanced any funds or loaned or invested by the Company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the Company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate  
The Company has not received any funds from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that the Company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.
- 43.06 Borrowings secured against current assets**  
The Company does not have borrowings secured against current assets and hence no disclosure is required.
- 43.07 Benami property**  
No proceedings have been initiated or are pending against the Company as on March 31, 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
- 43.08 Relationship with struck off companies**  
The Company does not have any transaction with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 and hence no disclosure is required.
- 43.09 Compliance with approved scheme(s) of arrangements**  
The Company has not entered into any scheme of arrangements in terms of sections 230 to 237 of the Companies Act, 2013.
- 44** Figures of the previous year have been regrouped/reclassified wherever necessary to conform to the presentation of the current year.

**As per our attached report of even date**

**For B. B. Jain & Associates**

Chartered Accountants

Firm registration no. 103889W

**BANSHILAL** Digitally signed  
by BANSHILAL  
**BHIKAMCHAND**  
**JAIN**  
**AND JAIN** Date: 2024.05.28  
16:43:44 +05'30'

**Proprietor**

**Membership no. : 037357**

**For and on the behalf of Board of Directors**

**HIFZURREHMA** Digitally signed by  
HIFZURREHMAN  
**N ABDULLAH**  
**KADIWAL** ABDULLAH KADIWAL  
Date: 2024.05.28  
15:54:24 +05'30'

**Hifzurrehman Kadiwal**

Director

DIN: 02254751

**FAIZAN** Digitally signed  
by FAIZAN  
**PASHA**  
Date: 2024.05.28  
15:56:43 +05'30'

**Faizan Pasha**

Director

DIN: 06457095

**Nitesh Agarwal**

Chief Financial Officer

Place : Mumbai

Date : May 28, 2024

Place : Mumbai

Date : May 28, 2024