INDEPENDENT AUDITORS' REPORT

To the Members of **SYLVAN ACRES REALTY PRIVATE LIMITED**

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **SYLVAN ACRES REALTY PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at 31st March 2020, and the statement of Profit and Loss, Statement of Changes in Equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, and loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. 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 Companies Act, 2013 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.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The Board report is expected to be made available to us after the date of this auditor's report. Our opinion on the financial statements does not cover the other information and we will 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 identified above when it becomes available 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.

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

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ('the Act') with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and Changes in Equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting standards specified under Section 133 of the Act.
This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, 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, management 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 management 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

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 scepticism 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.
- 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.

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

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure A statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. 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 purposes of our audit.

   b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c. The Balance Sheet, the Statement of Profit and Loss statement of changes in equity , and the Cash Flow Statement dealt with by this Report are in agreement with the books of account

   d. In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014.

   e. On the basis of the written representations received from the directors as on 31st March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.

   f. 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 does not have any pending litigations which would impact its financial position.

      ii. The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses,

      iii. There were no amounts which were required to be transferred to the Investor Education & Protection Fund by the Company.

For N S V M & ASSOCIATES
Chartered Accountants
Firm's Registration No: 010072S

G C S Mani
Partner
Membership No. 027388

UDIN: 20036508AAAACP1835

Place: Bengaluru
Dated: 22.06.2020

Annexure A to the Independent Auditors' Report

The Annexure A referred to in paragraph 1 under 'Report on other Legal and Regulatory Requirements' in the Independent Auditors' Report to the Members of **Sylvan Acres Realty Private Limited** ('the Company') for the year ended 31 March 2020, we report that:

(i) The Company does not hold any Property Plant and Equipment as at 31.03.2020 and as such the reporting under these clauses are not applicable to this company. Accordingly, the provisions of clause 3(i) (a), (b) and (c) of the Order are not applicable to the Company.

(ii) As explained to us, inventory of the company has been physically verified during the year by the management at regular intervals. In our opinion, the frequency of such verification is reasonable. There are no discrepancies noticed during the course of physical verification.

(iii) The Company has not granted loans, secured or unsecured to Companies, firms or other parties covered in the register maintained under section 189 of the Companies Act. Accordingly, the provisions of clause 3(iii) (a), (b) and (c) of the Order are not applicable to the Company.

(iv) The Company has not given any loans/investments/guarantees to which the provisions of Sections 185 and 186 of the Companies Act, 2013, apply. Accordingly, the provisions of clause 3(iv) of the Order are not applicable to the Company.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company.

(vi) The cost records to be maintained by the company pursuant to the Companies (Cost Accounting Records) Rules, as amended, specified by the Central Government under section 148(1) of the Companies Act does not apply to the company. Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company.

(vii) a) In our opinion and according to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including Income-Tax &

Goods & Service Tax and other statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.

In our opinion according to the information and explanations given to us, no undisputed amounts payable in respect of Income-Tax, Goods & Service Tax and other statutory dues were in arrears as at 31 March 2020 for a period of more than six months from the date they became payable.

b) In our opinion according to the information and explanations given to us, there are no dues of Income tax, Wealth tax, Goods and Service Tax, Sales tax, Custom duty, Excise duty and Cess which have not been deposited on account of any dispute.

viii) In our opinion and according to the information and explanations given to us, the Company has not taken any loan either from financial institutions or from the government and has not issued any debentures and hence clause 3(viii) is not applicable.

ix) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of public issue or further public offer (including debt instruments) during the year.

x) In our opinion and according to the information and explanations given to us, no material fraud on the Company by its officers or employees or a fraud by the Company has been noticed or reported during the course of our audit.

xi) The Company is a private limited company. Thus, paragraph 3(xi) of the Order relating to provisions of Section 197 is not applicable.

xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Thus, paragraph 3(xii) of the Order is not applicable.

xiii) In our opinion and according to the information and explanations given to us the Company is not required to constitute an Audit Committee in accordance with Section 177. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 188 of the Act wherever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv) In our opinion and according to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placements of shares or fully or partly convertible debentures during the year. Thus, paragraph 3(xiv) of the Order is not applicable.

xv) In our opinion and according to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Thus, paragraph 3(xv) of the Order is not applicable.

xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act 1934.

***for* NSVM & ASSOCIATES**
Chartered Accountants
Firm Reg. No. 010072S

G C S Mani
Partner
Membership No. 027388

UDIN:20036508AAAACP1835

Place: Bengaluru
Dated: 22.06.2020

SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
Balance Sheet

In ₹

	Note	As at 31 March 2020	As at 31 March 2019
ASSETS			
Non-current assets			
Property, Plant and Equipment		-	-
Capital work-in-progress		-	-
Financial Assets		-	-
Deferred tax assets (net)		-	-
Other non-current assets	4	7,16,32,378	53,63,504
		7,16,32,378	**53,63,504**
Current assets			
Inventories	5	3,42,36,895	3,42,36,895
Financial Assets			
(i) Cash and cash equivalents	6	14,41,243	15,90,251
(ii) Other financial assets	7	-	6,62,68,873
Other current assets		-	-
		3,56,78,138	**10,20,96,019**
Total		**10,73,10,516**	**10,74,59,523**
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	8	3,75,00,000	3,75,00,000
(b) Other Equity	9	6,97,39,336	6,98,59,836
		10,72,39,336	**10,73,59,836**
LIABILITIES			
Non-current liabilities			
Financial Liabilities		-	-
Provisions		-	-
Deferred tax liabilities (Net)		-	-
Other non-current liabilities		-	-
		-	**-**
Current liabilities			
Financial Liabilities			
(i) Trade payables	10	3,424	3,424
Provisions		-	-
Current Tax Liabilities (Net)		-	-
Other current liabilities	11	67,756	96,263
		71,180	**99,687**
Total		**10,73,10,516**	**10,74,59,523**
Significant accounting policies	3		

The notes referred to above form an integral part of these financial statements

As per our report of even date attached

for **NSVM & Associates**
Chartered Accountants
Firm registration no.: 010072S

for and on behalf of the Board of Directors of
Sylvan Acres Realty Private Limited

G C S Mani
Partner
Membership number: 036508

Place: Bengaluru
Date: 22 June 2020

Rajkumar V R Pathanelavanki
Director
DIN: 06994321

Place: Bengaluru
Date: 22 June 2020

Rakesh A Kini
Director
DIN: 08174518

Place: Bengaluru
Date: 22 June 2020

SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
Statement of Profit and Loss

In ₹

	Note	For the year ended 31 March 2020	For the year ended 31 March 2019
Continuining Operations			
Revenue from Operations		-	-
Other Income		-	-
Total Revenue		**-**	**-**
Expenses			
Cost of materials consumed		-	-
Employee benefit expense		-	-
Finance costs		-	-
Depreciation and amortisation expense		-	-
Other expenses	12	1,20,500	3,21,269
Total expenses		1,20,500	3,21,269
Profit/(loss) before exceptional and extraordinary items and tax		**-1,20,500**	**-3,21,269**
Exceptional items		-	-
Profit/(loss) before extraordinary items and tax		-1,20,500	-3,21,269
Extraordinary items		-	-
Profit/(loss) before tax		**-1,20,500**	**-3,21,269**
Tax expense:			
(1) Current tax		-	-
(2) Tax expenses related to earlier years		-	-
(3) Deferred tax		-	-
(4) MAT Credit Entitlement		-	-
Profit (Loss) for the period from continuing operations		**-1,20,500**	**-3,21,269**
Profit/(loss) from discontinuing operations		-	-
Tax expense of discontinuing operations		-	-
Profit/(loss) from Discontinuing operations (after tax)		**-**	**-**
Profit (Loss) for the period		**-1,20,500**	**-3,21,269**
Other comprehensive income			
A (i) Items that will not be recycled to profit or loss		-	-
(a) Remeasurements of the defined benefit liabilities / (asset)		-	-
(b) Others (specify nature)		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B (i) Items that may be reclassified to profit or loss		-	-
(a) Exchange differences in translating the financial statements of foreign operations		-	-
(b) Others (specify nature)		-	-
(ii) Income tax on items that may be reclassified to profit or loss		-	-
Total comprehensive income for the period		-1,20,500	-3,21,269
Earnings per equity share:			
(1) Basic and Diluted		-0.32	-0.86
Significant accounting policies	3		

The notes referred to above form an integral part of these financial statements

As per our report of even date attached

for NSVM & Associates
Chartered Accountants
Firm registration no.: 010072S

for and on behalf of the Board of Directors of
Sylvan Acres Realty Private Limited

G C S Mani
Partner
Membership number: 036508
Place: Bengaluru
Date: 22 June 2020

Rajkumar V R Pathanelavanki
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DIN: 06994321
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Date: 22 June 2020

Rakesh A Kini
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DIN: 08174518
Place: Bengaluru
Date: 22 June 2020

SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
Statement of Cash Flows

In ₹

	Note	For the year ended 31 March 2020	For the year ended 31 March 2019
A. Cash flow from operating activities			
Profit for the period (before tax)		-1,20,500	-3,21,269
Adjustments for :			
Net unrealised exchange (gain) / loss		-	-
Operating profit / (loss) before working capital changes		-1,20,500	-3,21,269
Changes in working capital:			
Adjustments for (increase) / decrease in operating assets:			
Other current financial assets		6,62,68,873	34,065
Other non-current assets		-6,62,68,874	-
Adjustments for increase / (decrease) in operating liabilities:			
Trade payables		-	22,528
Other current liabilities		-28,508	2,350
Other long-term liabilities		-	-
Short-term provisions		-	-
Long-term provisions		-	-
		-1,49,009	-2,62,326
Cash flow from extraordinary items		-	-
Cash generated from operations		-1,49,009	-2,62,326
Net income tax (paid) / refunds		-	-
Net cash flow from / (used in) operating activities (A)		**-1,49,009**	**-2,62,326**
B. Cash flow from investing activities			
Net cash flow from / (used in) investing activities (B)		-	-
C. Cash flow from financing activities			
Net cash flow from / (used in) financing activities (C)		-	-
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		-1,49,009	-2,62,326
Cash and cash equivalents at the beginning of the year		15,90,251	18,52,577
Effect of exchange differences on restatement of foreign currency Cash and cash equivalents		-	-
Cash and cash equivalents at the end of the year		14,41,242	15,90,251
Reconciliation of Cash and cash equivalents with the Balance Sheet:			
Cash and cash equivalents as per Balance Sheet (Refer Note 19)		14,41,243	15,90,251
Less: Bank balances not considered as Cash and cash equivalents as defined in AS 3 Cash Flow Statements (give details)		-	-
Net Cash and cash equivalents (as defined in AS 3 Cash Flow Statements) included in Note 19		14,41,243	15,90,251
Add: Current investments considered as part of Cash and cash equivalents (as defined in AS 3 Cash Flow Statements) (Refer Note (ii) to Note 16 Current investments)		-	-
Cash and cash equivalents at the end of the year *		14,41,243	15,90,251
* Comprises:			
(a) Cash on hand		19,000	23,800
(c) Balances with banks			
(i) In current accounts		14,22,243	15,66,451
Significant accounting policies	3		

The notes referred to above form an integral part of these financial statements

As per our report of even date attached

for **NSVM & Associates**
Chartered Accountants
Firm registration no.: 010072S

f**or** and on behalf of the Board of Directors of
Sylvan Acres Realty Private Limited

G. C. S. Mani
Partner
Membership number: 036508
Place: Bengaluru
Date: 22 June 2020

Rajkumar V R Pathanelavanki
Director
DIN: 06994321
Place: Bengaluru
Date: 22 June 2020

Rakesh A Kini
Director
DIN: 08174518
Place: Bengaluru
Date: 22 June 2020

SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
Statement of changes in equity

A. Equity share capital

Equity shares of Rs 10 each issued, subscribed and fully paid	
Balance as at 1 April 2018	**3,75,00,000**
Changes during the year ended 31 March 2019	-
Balance as at 31 March 2019	3,75,00,000
Changes during the year ended 31 March 2020	
Balance as at 31 March 2020	**3,75,00,000**

B. Other equity

Particulars	**Reserves and surplus**		**Other equity**	**Total other equity**
	Retained earnings	**Capital Redemption reserve**		
Balance as at 1 April 2018	76,81,105	6,25,00,000	-	7,01,81,105
Total Comprehensive Income for the year ended 31 March 2019				
Loss for the year	(3,21,269)	-	-	(3,21,269)
Balance as at the 31 March 2019	**73,59,836**	**6,25,00,000**	**-**	**6,98,59,836**
Total Comprehensive Income for the year ended 31 March 2020				
Loss for the year	(1,20,500)	-	-	(1,20,500)
Balance as at the 31 March 2020	**72,39,336**	**6,25,00,000**	**-**	**6,97,39,336**

As per our report of even date attached

for **NSVM & Associates**
Chartered Accountants
Firm registration no.: 010072S

for and on behalf of the Board of Directors of
Sylvan Acres Realty Private Limited

G C S Mani
Partner
Membership number: 036508

Place: Bengaluru
Date: 22 June 2020

Rajkumar V R Pathanelavanki
Director
DIN: 06994321

Place: Bengaluru
Date: 22 June 2020

Rakesh A Kini
Director
DIN: 08174518

Place: Bengaluru
Date: 22 June 2020

SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
Notes to the financial statements

1 **Company background**

Sylvan Acres Realty Private Limited was incorporated as Private Limited Company on 27th October 2005 vide CIN: U70102PN2005PTC021479 having its registered office at City Point, Dhole Patil Road,Pune - 411 001 India.

The Company is in the business of construction and development of residential and commercial complexes, flats, shopping malls etc.

2 **Basis of preparation of financial statements**

i) **Statement of compliance**

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) under historical cost convention on accrual basis as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of Companies Act, 2013, (the 'Act') and other relevant provisions of the Act.

The financial statements were authorised for issue by the Company's Board of Directors on 22 June 2020.

3 **Significant accounting polices**

3.1 **Functional and presentation currency**

These financial statements are in Indian Rupees (INR), which is also the Company's functional currency.

3.2 **Basis of measurement**

The financial statements have been prepared on the historical cost basis except for certain financial assets and liabilities that are measured at fair values.

3.3 **Use of estimates and judgements**

In preparing these financial statements, Management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Estimation of uncertainties relating to the global health pandemic from COVID-19 (COVID-19):

The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of property, plant and equipment and receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Company. The Company has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at 31 March 2020 will be recovered. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

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3.4 **Measurement of fair values**

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. This includes periodic review of all significant fair value measurement, including level 3 fair values.

The management regularly reviews significant unobservable inputs and valuation adjustments.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

- Note 18 – Financial instruments.

Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

(this space is intentionally left blank)

3.5 **Foreign currency**

Foreign currency transactions

Transactions in foreign currencies are translated at the exchange rates at the dates of the transactions or an average rate if the average rate approximates the actual rate at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Exchange differences are recognised in profit or loss.

3.6 **Financial instruments**

(i) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

(ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at

- amortised cost;
- Fair value through other comprehensive income (FVOCI) - debt investment;
- Fair value through other comprehensive income (FVOCI) - equity investment; or
- Fair value through profit & loss- (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets 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.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling 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.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest.

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs),as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features; and
- terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial assets: Subsequent measurement and gains and losses

Debt investments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

(iii) Derecognition

Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the group neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

The Company also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

(iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

3.7 Property, plant and equipment and other intangible assets

Property, plant and equipment:

The cost of property, plant and equipment includes freight, duties, taxes and other incidental expenses relating to the acquisition and installation of the respective assets. The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized.
Advance paid towards the acquisition of fixed assets outstanding at each balance sheet are shown under capital advances. The cost of property, plant and equipment not ready for their intended use before such date, are disclosed as capital work in progress.

i. Recognition and measurement
Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.
Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

ii. Subsequent expenditure
Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

(iii) Depreciation

Depreciation is calculated on cost of items of property, plant and equipment less their estimated residual values over their estimated useful lives using the straight-line method, and is generally recognized in the statement of profit and loss. Assets acquired under finance leases are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Company will obtain ownership by the end of the lease term.

Intangible assets:

i. Recognition and measurement
Intangible assets include computer software measured on initial recognition at cost.

Cost of an item of intangible assets comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any cost directly attributable to bringing the asset to its working condition for its intended use.

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.
Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

Amortization

Amortization is calculated to write off the cost of intangible assets less their estimated residual values over their estimated useful lives using the the straight line method, and is included in depreciation and amortization in the Statement of profit and loss.

3.8 Impairment

(i) Impairment of financial instruments

The Company recognises loss allowances for expected credit losses on:
- financial assets measured at amortised cost; and
- financial assets measured at FVOCI- debt investments.

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being past due for 180 days or more;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

The Company measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

The Company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held); or
- the financial asset is 180 days or more past due.

Measurement of expected credit losses

Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).

Presentation of allowance for expected credit losses in the balance sheet.

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

(ii) Impairment of non-financial assets

The Company's non-financial assets, other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU (or the asset).

The Company's corporate assets (e.g., central office building for providing support to various CGUs) do not generate independent cash inflows. To determine impairment of a corporate asset, recoverable amount is determined for the CGUs to which the corporate asset belongs.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of profit and loss. Impairment loss recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

In respect of other assets for which impairment loss has been recognised in prior periods, the Group reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

3.9 Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost. Expected future operating losses are not provided for.

3.10 Onerous contracts

A contract is considered to be onerous when the expected economic benefits to be derived by the Company from the contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision for an onerous contract is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before such a provision is made, the Company recognises any impairment loss on the assets associated with that contract.

3.11 Revenue

Revenue from operations

Revenue is measured at the fair value of the consideration received or receivable. This inter-alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms. Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

Recognition of gain on sale of asset.

Gain on sale of assets are recorded on transfer of significant risks and rewards of ownership. In case of sale of assets which are in the process of construction or where there are significant acts to be performed prior to transfer, revenues/ gains are recorded as those acts are being performed.

Recognition of interest income or expense

Interest income or expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:
- The gross carrying amount of the financial asset; or
- The amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

3.12 Leases

The Company's lease asset classes primarily consist of leases for commercial buildings. The company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether

a. the Contract involves the use of an identified asset

b. the Company has substantially all of the economic benefits from use of the asset through the period of lease

c. the Company has the right to direct the use of asset

Leases as Lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. When ever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

Leases as Lessee

As at the date of commencement of the lease, the Company recognises a right of use asset("ROU") and a corresponding lease iability for all lease arrangements in which it is a lessee, except for the leases with a term of twelve month or less (short term leases) and low value leases. For these short term leases, the Company recognises the lease payments as an operating expense on a straight line basis over the period of lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and use full life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use)is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

3.13 Recognition of dividend income, interest income or expense

Dividend income is recognised in profit or loss on the date on which the Company's right to receive payment is established.

Interest income or expense is recognised using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

3.14 Income tax

Income tax comprises current and deferred tax. It is recognised in profit or loss except the extent that it relates to an item recognised directly in equity or in other comprehensive income.

(i) Current tax

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 simultaneously.

(ii) Minimum alternate tax ('MAT')

Minimum Alternative Tax ('MAT') under the provisions of the Income-tax Act, 1961 is recognised as current tax in the statement of profit and loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the period for which the MAT credit can be carried forward for set-off against the normal tax liability. MAT credit recognised as an asset and classified under deferred tax unused tax credits to the extent that it is probable that future taxable profit will be available against of unused tax credits can be utilised. MAT credit is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

(iii) Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used.In case of a history of recent losses, the Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets –unrecognised or recognised, are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.
Deferred tax arising during the tax holiday period to the extent it is probable that it will be reversed during the tax holiday period has been ignored in computation of deferred tax.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted by the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

3.15 Borrowing cost

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest 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.

3.16 Earnings per share

The basic earnings/(loss) per share is computed by dividing the net profit/ (loss) attributable to owner's of the Company for the year by the weighted average number of equity shares outstanding during reporting period.

'The number of shares used in computing diluted earnings/(loss) per share comprises the weighted average shares considered for deriving basic earnings/ (loss) per share and also the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

Dilutive potential equity shares are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per share, only potential equity shares that are dilutive and which either reduces earnings per share or increase loss per share are included.

3.17 Operating segments

In accordance with the requirements of Ind AS 108 - "Segment Reporting", the Company is primarily engaged in a business of leasing of office space and related interiors and has no other primary reportable segments. The Board of Directors of the Company allocate the resources and assess the performance of the Company, thus are the Chief Operating Decision Maker (CODM). The CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. Thus the segment revenue, segment result, total carrying amount of segment assets, total carrying amount of segment liabilities, total cost incurred to acquire segments assets, the total amount of charge for depreciation and amortisation during the year are all as reflected in the financial statements for the year ended 31 March 2020 and as on that date. As the Company operates in India only, hence no separate geographical segment is disclosed.

3.18 Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The contingent liability is not recognised in the books of accounts but its existence is disclosed in the financial statements.

3.19 Earnings per share

The basic earings per share is computed by dividing the net profit/ (loss) attributable to owner's of the Company for the year by the weighted average number of equity shares outstanding during reporting period.
The number of shares used in computing diluted earnings/ (loss) per share comprises the weighted average shares considered for deriving basic earnings/ (loss) per share and also the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.
Dilutive potential equity shares are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per share, only potential equity shares that are dilutive and which either reduces earnings per share or increase loss per share are included.

3.20 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or
For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding

3.21 Statement of cash flows

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a 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.

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4 Other non-current assets

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
(a) Capital advance(Refer Note (a) below)	6,62,68,873	-
(b) Advance tax,net of provision for tax	53,63,505	53,63,504
	7,16,32,378	**53,63,504**

Note (a): During the year company has paid advance of ₹6,62,68,873. to M/S Ankit Enterprises(Holding company is one of the partners) for acquisition of Commercial Building based on a Memoraundum of Understanding entered into dated. 23rd May 2019.

5 Inventories

The Inventories has been carried at cost or NRV whichever is lower

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
(a) Projects under development		
Cost of Land	3,42,36,895	3,42,36,895
Cost of Construction	-	-
	3,42,36,895	**3,42,36,895**

The cost of Land consists of 2 acres located at Sy No.33, Kannur Village, Biderahalli Hobli, Bengaluru East Taluku, Bengaluru - 562 149 which is meant for future development of the Company.

6 Cash and cash equivalents

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
(a) Balances with banks		
Current acccount	14,22,243	15,66,451
(b) Cash on hand	19,000	23,800
	14,41,243	**15,90,251**

7 Other Current Financial Assets

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
Accruals		
Interest accrued on loan	-	6,62,68,873
	-	**6,62,68,873**

From the above ₹Nil(31st March 2019 ₹6,62,68,873) is due from Holding Company)

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8 Share Capital

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
Authorised capital		
500,000 (previous year: 500,000) equity shares of ₹ 100 each	5,00,00,000	5,00,00,000
50,00,000 (previous year: 50,00,000) preference shares of ₹10 each	5,00,00,000	5,00,00,000
Issued, subscribed and paid-up		
3,75,000 (previous year: 3,75,000) equity shares of ₹ 100 each, fully paid up	3,75,00,000	3,75,00,000
	-	-
	3,75,00,000	**3,75,00,000**

Notes:

(a.1) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year:

Particulars	As at 31 March 2020		As at 31 March 2019	
	No. of shares	In ₹	No. of shares	In ₹
Number of equity shares outstanding at the beginning of the year	3,75,000	3,75,00,000	3,75,000	3,75,00,000
Number of equity shares issued during the year	-	-	-	-
Number of equity shares outstanding at the end of the year	3,75,000	3,75,00,000	3,75,000	3,75,00,000

(b.1) Rights, preferences and restrictions attached to equity shares:

(i) The Company has only one class of shares referred to as equity shares having par value of Rs 100 each.
(ii) Each shareholder is eligible for one vote per share held.
(iii) Dividends are to be approved in the General Meetings based on and not exceeding the recommendation of the Board of Directors.
(iv) In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company in proportion to their shareholding.
(v) Each Share holder has a right to inspect the statutory registers of the company as per the provisions of the companies act, 2013.
(vi) Each and every share holder has a right to participate in the share holders's meetings as and when called by the company subject to provisions of the Companies Act, 2013.

(c) Equity shareholders holding more than 5 percent shares in the Company:

Name of the shareholder	As at 31 March 2020		As at 31 March 2019	
	No. of shares	%	No. of shares	%
Kolte patil Developers limited*(KPDL)	3,75,000	100%	3,75,000	100%
	3,75,000		**3,75,000**	

*Out of which 1 Share held by KPDL with Vasanth Gaikwad

(d) Shares reserved for issue under options & contracts/commitments for sale of shares /disinvestment, including the terms & amounts - NIL
(e) For period of 5 years immediately preceding the balance sheet date.
- Alloted as fully paid up by way of bonus shares NIL
- Bought back NIL
- For consideration other than cash- NIL

(f) Securities convertible into equity /preference shares issued - NIL
(g) No Calls Unpaid
(h) Issue of securities made for a specific purpose at the balance sheet date - NIL

9 Other Equity

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
Capital Redemption Reserve		
Opening balance	6,25,00,000	6,25,00,000
Add: Addtions for the year	-	-
Transferred from surplus in Statement of Profit and Loss	-	-
Others	-	-
Less: Utilised / transferred during the year	-	-
Closing Balance	6,25,00,000	6,25,00,000
Retained Earnings		
Opening balance	73,59,836	76,81,105
Add: Profit/(loss) for the year	(1,20,500)	(3,21,269)
Closing balance	72,39,336	73,59,836
	6,97,39,336	**6,98,59,836**

(a) Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Company is recognised and accumulated under the heading of retained earnings. At the end of the year, the profit after tax is transferred from the statement of profit and loss to the retained earnings.

10 Trade Payables

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
(a) Payable to Micro, Small and Medium Enterprises (MSME)	-	-
(b) Payable to Other than MSME		
(i) Trade payables for rendering of Services	3,424	3,424
	3,424	**3,424**

Due to Micro, Small and Medium Enterprises

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSMED Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2020 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the MSMED Act is not expected to be material. The Company does not have any principal or interest dues to micro and small enterprises as at 31 March 2020: Nil (31 March 2019: Nil)

11 Other Current Liabilities

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
(a) Statutory Liabilities	1,250	2,350
(b) Other payables.		
Provision for expenses	54,000	93,913
Reimbursement of expenses	12,506	-
	67,756	**96,263**

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12 Other Expenses

In ₹

Particulars	For the year ended 31 March 2020	For the year ended 31 March 2019
(a) Legal & Professional charges	95,387	2,90,436
(b) Office expenses	23,945	28,110
(c) Bank charges	1,062	708
(d) Rates and taxes	106	1,385
(e) Printing and stationary	-	630
	1,20,500	**3,21,269**

Details of Prior period Expenses

In ₹

Particulars	For the year ended 31 March 2020	For the year ended 31 March 2019
Legal & Professional fees	11,087	2,46,108
	11,087	**2,46,108**

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13 Contingent liabilities and capital commitments

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
Contingent Liabilites		
Income Tax Dispute		
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	-	-
	-	-

14 Auditor's remuneration excluding goods and service tax (included in legal and professional fees)

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
As auditor		
- Statutory Audit	50,000	50,000
	50,000	**50,000**

15 Income tax

A No income tax expense was recognised in the statement of profit and loss account and other comprehensive income.

B Reconciliation of tax expense and accounting profit multiplied by India's domestic tax rate

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
(Loss) before tax	**(1,20,500)**	**(3,21,269)**
Domestic tax rate	26.00%	26.00%
Tax using the Company's domestic tax rate	**(31,330)**	**(83,530)**
Effect of:		
Temporary difference arising from		
Current year losses for which no deferred tax asset is recognised	**31,330**	**83,530**
Tax expenses reported in the statement of profit or loss	**-**	**-**

15 Earnings per share

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year. The Company has no potentially dilutive instruments.

(i) Reconciliation of earnings used in calculating earnings per share:

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
From continuing operations:		
Total Profit (Loss) for the period attributable to Equity shareholders	(1,20,500)	(3,21,269)
Net profit/(loss) for basic and diluted earnings	**(1,20,500)**	**(3,21,269)**

(ii) Reconciliation of basic and diluted shares used in computing earnings per share –

50000

Particulars	As at 31 March 2020	As at 31 March 2019
Number of equity shares at the beginning of the year	3,75,000	3,75,000
Add: Weighted average number of equity shares issued during the year	-	-
Number of weighted average equity shares considered for calculation of basic and diluted earnings per share	**3,75,000**	**3,75,000**

(iii) Earnings per share:

In ₹

Particulars	As at 31 March 2020	As at 31 March 2019
Basic and dilutive*	(0.32)	(0.86)

* The Company has no potential dilutive instruments

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16 Related parties disclosures

a) Names of related parties and description of relationship:

Enterprises and individuals who exercise control	Kolte Patil Developers Ltd.
Other related parties with whom transactions have taken place during the year :	
Fellow Subsidiaries	Jasmine Hospitality Private Limited
Fellow Associates	Ankit enterprises
Key management personnel	Mr. Rakesh A Kini - Director Mr. Rajkumar P V - Director

b) Related party transactions:

Nature of Transaction	**Related Party**	**For the year ended 31 March 2020**	**For the year ended 31 March 2019**
Reimbursement of expenses	Kolte Patil Developers Limited	12,506	34,065
Interest accrued on loan	Kolte Patil Developers Limited	6,62,68,873	-
Capital Advance	Ankit enterprises	(6,62,68,873)	-

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16 Related parties disclosures (continued)

Amounts outstanding as at the balance sheet date:

Particulars	Related Party	For the year ended 31 March 2020	For the year ended 31 March 2019
Other Current Financial Assets			
- Interest accrued on loan	Kolte Patil Developers Ltd.	-	6,62,68,873
Other non-current assets			
-Capital Advance		6,62,68,873	-

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17 Financial instruments - Fair values and risk measurement

The carrying value and fair value of financial instruments by categories are as below:

	Carrying value as at		Fair value as at	
	31 March 2020	**31 March 2019**	**31 March 2020**	**31 March 2019**
Financial assets				
Financial assets measured at fair value through profit and loss				
Financial assets measured at amortised cost				
Loans	-	-	-	-
Other financial assets	-	6,62,68,873	-	-
Trade receivable	-	-	-	-
Cash and cash equivalents	14,41,243	15,90,251	-	-
Total assets	**14,41,243.18**	**6,78,59,124**	**-**	**-**
Financial liabilities				
Financial liabilities measured at amortised cost				
Trade payables	3,424	3,424	-	-
Total liabilities	**3,424**	**3,424**	**-**	**-**

Note:

Fair value hierarchy

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

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

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the year ended 31 March 2020 and 31 March 2019 respectively.

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18 Financial risk management

The Company has exposure to following risks arising from financial instruments-

- market risk [refer (a) below]
- credit risk [refer (b)
- liquidity risk [refer (c) below]

Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company's risk management policies are established to idenitfy and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regulalrly to reflect changes in market conditions and the Company's activities.

The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment.

a) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, which will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Currency risk

Majority of the transactions entered into by the Company are denominated in INR. Accordingly, the Company does not have any currency risk.

Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company does not have any borrowing during the year.

Price risk

Price risk is the risk of fluctuations in the value of assets and liabilities as a result of changes in market prices of investments. The Company has no exposure to equity securities price risk and is not exposed to commodity price risk.

b) Credit risk

Credit risk is the potential financial loss resulting from the failure to settle its financial and contractual obligations, as and when they fall due, The company does not have any receivable during the year.

The Company establishes an allowance account for impairment that represents its estimate of losses in respect of trade and other receivables.

The allowance account is used to provide for impairment losses. Subsequently when the Group is satisfied that no recovery of such losses is possible, the financial asset is considered irrecoverable and the amount charged to the allowance account is then written off against the carrying amount of the impaired financial asset.

Cash at bank are placed with financial institutions which are regulated.

As at the reporting date, there is no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Balance Sheet.

Cash and cash equivalents (including bank balances and fixed deposits with banks):

Credit risk on cash and cash equivalent is limited as the Company generally transacts with banks and financial institutions with high credit ratings assigned by international and domestic credit rating agencies.

(c) Liquidity Risk

Liquidity is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing the liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. This is generally carried out by the Management of the Company in accordance with practice and limits set by the Company. In addition, the Company's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

The company not exposed to liquidity risk, the holding is well capable of funding the regular and future expansion requirement of the company

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19 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company's policy is to maintain share capital at its minimum Management monitors the return on capital.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising of current liabilities less cash and cash equivalents. Adjusted equity comprises all components of equity. The Company's adjusted net debt to equity ratio at 31 March 2020 and 31 March 2019 was as follows:

Particulars	31 March 2020	31 March 2019
Total liabilities	71,180	99,687
Less: Cash and bank balances	14,41,243	15,90,251
Adjusted net debt	**(13,70,063)**	**(14,90,564)**
Total equity	10,72,39,336	10,73,59,836
Adjusted equity	**10,72,39,336**	**10,73,59,836**
Adjusted net debt to equity ratio	**(0.01)**	**(0.01)**

for **NSVM & Associates**
Chartered Accountants
Firm registration no.: 010072S

for and on behalf of the Board of Directors of
Sylvan Acres Realty Private Limited

G C S Mani
Partner
Membership number: 036508

Place: Bengaluru
Date: 22 June 2020

Rajkumar V R Pathanelavanki
Director
DIN: 06994321

Place: Bengaluru
Date: 22 June 2020

Rakesh A Kini
Director
DIN: 08174518

Place: Bengaluru
Date: 22 June 2020