

Deloitte Haskins & Sells LLP

Chartered Accountants
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INDEPENDENT AUDITOR'S REPORT

To The Members of Tuscan Real Estate Private Limited Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Tuscan Real Estate Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss (including Other Comprehensive Loss), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and 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 Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibility 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 (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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

- The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board report but does not include the financial statements and our auditor's report thereon. 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 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 during the course of our audit or otherwise appears to be materially misstated.
- When we read the Board report, if we conclude that there is a material misstatement of this other information, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's responsibilities Relating to Other Information'. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and other 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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 Responsibility 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 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 financial 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 the 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

1. As required by Section 143(3) of the Act, based on our audit 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 including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account.
 - d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". 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 matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any managerial remuneration 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, as amended 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 did 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 and Protection Fund by the Company.
- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

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

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

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Saira Nainar
(Partner)
(Membership No. 040081)
(UDIN:22040081AJNUSE9211)

Place: Pune
Date: May 24, 2022

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Tuscan Real Estate Private Limited** ("the Company") as of March 31, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management 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 issued by the Institute of Chartered Accountants of India ("ICAI"). 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 judgement, 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 Company's 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. The 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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.

Opinion

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, 2022, based on the criteria for internal financial control over financial reporting 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 ICAI

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No.117366W/W-100018)

Place: Pune
Date: May 24, 2022

Saira Nainar
Partner
(Membership No. 040081)
(UDIN: 22040081AJNUSE9211)

"ANNEXURE B" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) In respect of Property, Plant and Equipment and Intangible Assets:
- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment. The Company has maintained proper records showing full particulars of intangible assets.
- (b) The Company has a program of verification of property, plant and equipment so to cover all the items once every 2 years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets.
- Pursuant to the program, Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) The Company does not have any immovable properties and hence reporting under clause (i)(c) of the Order is not applicable
- (d) The Company has not revalued any of its property, plant and equipment and intangible assets during the year.
- (e) No proceedings have been initiated during the year or are pending against the Company as at 31 March 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii) In respect of inventories:

- (a) The Having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and nature of its operations and no discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with books of account.
- (b) According to the information and explanations given to us, at any point of time of the year, the Company has not been sanctioned any working capital facility from banks or financial institutions and hence reporting under clause (ii)(b) of the Order is not applicable.

(iii) The Company has made investments in, and granted unsecured loans to company during the year, in respect of which:

- (a) The Company has provided loans during the year and details of which are given below:
(Amount in Rs.)

	Loans
A. Aggregate amount granted / provided during the year:	
-Others (Holding Company)	14,00,00,000
B. Balance outstanding as at balance sheet date in respect of above cases:*	
-Others (Holding Company)	35,50,00,000

*The amounts reported are at gross amounts, without considering provisions made.

The Company has not provided any guarantee or security to any other entity during the year.

- (b) The nature of loans given during the year are, in our opinion, prima facie, not prejudicial to the Company's interest.

- (c) The Company has granted loans or provided advances in the nature of loan are payable on demand. During the year the Company has not demanded such loan or advances in the nature of loan. Having regard to the fact that the repayment of principal or payment of interest has not been demanded by the Company, in our opinion the repayments of principal amounts and receipts of interest are regular. (Refer reporting under clause (iii)(f) below)
- (d) According to information and explanations given to us and based on the audit procedures performed, in respect of loans granted and advances in the nature of loans provided by the Company, there is no overdue amount remaining outstanding as at the balance sheet date.
- (e) None of the loans or advances in the nature of loans granted by the Company have fallen due during the year.
- (f) The Company has granted Loans which are repayable on demand details of which are given below:

(Amount in Rs.)

	Related parties *
Aggregate of loans- (A) Repayable on demand (B) Agreement does not specify any terms or period of repayment	14,00,00,000
Total (A+B)	14,00,00,000
Percentage of loans/advances in nature of loans to the total loans	100%

- (iv) The According to The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.
- (v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.
- (vi) Having regard to the nature of the Company's business / activities, reporting under clause (vi) of the Order is not applicable.
- (vii) According to the information and explanations given to us, in respect of statutory dues:
- (a) Undisputed statutory dues, including Goods and Service tax, Provident Fund, cess and other material statutory dues applicable to the Company have been regularly deposited by it with the appropriate authorities. We have been informed that the provisions of the Employees' State Insurance Act, 1948 are not applicable to the Company.
- There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Income-tax, cess and other material statutory dues in arrears as at March 31, 2022 for a period of more than six months from the date they became payable.
- (b) There are no statutory dues referred in sub-clause (a) above which have not been deposited on account of disputes as on March 31, 2022.
- (viii) There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.
- (ix) In respect of borrowings:
- (a) The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause (ix)(a) of the Order is not applicable to the Company.
- (b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

- (c) The Company has not taken any term loan during the year and there are no unutilised term loans at the beginning of the year and hence, reporting under clause (ix)(c) of the Order is not applicable.
 - (d) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause (ix)(e) of the Order is not applicable.
 - (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
 - (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries or joint ventures or associate companies.
- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.
- (b) The Company has made preferential allotment of shares during the year. For such allotment of shares, the Company has complied with the requirements of Section 42 and 62 of the Companies Act, 2013, and the funds raised have been, prima facie, applied by the Company during the year for the purposes for which the funds were raised other than temporary deployment pending application. The Company has not made any preferential allotment or private placement of (fully or partly or optionally) convertible debentures during the year.
- (xi) In Respect of Fraud:
- (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
 - (b) To the best of our knowledge, no report under sub-section (12) of section 143 of the Companies Act has been filed in For 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, there were no whistle blower complaints received by the Company during the year (and upto the date of this report).
- (xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- (xiii) In our opinion, the Company is in compliance with section 188 of the Companies Act for all transaction with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards. The Company is a private company and hence the provisions of section 177 of the Companies Act, 2013 are not applicable to the Company.
- (xiv) In respect of Internal audit:
- (a) In our opinion the internal audit is not applicable to the company hence reporting under clause (xiv) of CARO 2020 is not applicable
- (xv) In our opinion during the year the Company has not entered into any non-cash transactions with any of its directors or directors of it's holding company or person connected with such directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act,1934. Hence, reporting under clause (xvi)(a), (b) and (c) of the Order is not applicable.
- (xvii) The Company has not incurred any cash losses in the financial year covered by our audit but had incurred cash losses amounting to Rs. 476 Lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, (Asset Liability Maturity (ALM) pattern) 149 other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating 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 the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) In respect of CSR unspent amount:
In respect of other than ongoing projects, the Company has transferred unspent Corporate Social Responsibility (CSR) amount, to a Fund specified in Schedule VII to the Companies Act, 2013 before the date of this report and within a period of six months of the expiry of the financial year in compliance with second proviso to sub-section (5) of section 135 of the said Act.

(xxi) Since the company is a subsidiary company with no subsidiaries, reporting under clause (xxi) is not applicable under CARO Report 2020.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Saira Nainar
(Partner)
(Membership No. 040081)
(UDIN: 22040081AJNUSE9211)

Place: Pune
Date: 24th May 2022

Tuscan Real Estate Private Limited
Balance Sheet As at March 31, 2022

(Rs. In lakhs)

Particulars		Note No.	As at March 31, 2022	As at March 31, 2021
ASSETS				
1	Non-current assets			
	(a) Property, Plant and Equipment	3A	16	20
	(b) Intangible Assets	3B	-	0
	(c) Financial Assets			
	(i) Loans	4	3,550	2,150
	(ii) Other Financial Assets	5	32	40
	(d) Income Tax Assets (Net)		14	14
	(e) Deferred Tax Assets (Net)	15	45	902
	Total Non - Current Assets		3,657	3,126
2	Current assets			
	(a) Inventories	6	262	5,420
	(b) Financial Assets			
	(i) Trade Receivables	7	117	-
	(ii) Cash and Cash Equivalents	8	190	184
	(iii) Other Balances with Bank	9	148	1,827
	(iv) Other Financial Assets	10	373	64
	(c) Other Current Assets	11	34	131
	Total Current Assets		1,124	7,627
	Total Assets (1+2)		4,781	10,752
EQUITY AND LIABILITIES				
1	EQUITY			
	(a) Equity Share capital	12	100	100
	(b) Other Equity	13	3,473	(48)
	Total Equity		3,573	52
2	LIABILITIES			
	Non-current liabilities			
	(a) Provisions	14	4	4
	Total Non - Current Liabilities		4	4
3	Current liabilities			
	(a) Financial Liabilities			
	(i) Trade payables	16		
	A. total outstanding dues of micro and small enterprises		61	-
	B. total outstanding dues of other than micro and small enterprises		895	518
	(b) Provisions	18	3	3
	(c) Current Tax Liabilities (Net)		18	113
	(d) Other current liabilities	19	227	10,062
	Total Current Liabilities		1,204	10,696
	Total Equity and Liabilities (1+2+3)		4,781	10,752
See accompanying notes to the financial statements		1-38		

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Saira Nainar
Partner

Milind Kolte
Director
(DIN:00170760)

Yashwardhan Patil
Director
(DIN:06898270)

Place : Pune
Date : 24th May,2022

Place : Pune
Date : 24th May,2022

Tuscan Real Estate Private Limited
Statement of Profit and Loss for the year ended March 31, 2022
(Rs. In lakhs)

Particulars	Note No.	Year ended March 31, 2022	Year ended March 31, 2021
I Revenue from operations	20	12,037	-
II Other Income	21	370	102
III Total Income (I + II)		12,407	102
IV EXPENSES			
(a) Cost of services, construction and land	22	7,420	-
(b) Employee benefits expense	23	10	46
(c) Finance cost	24	26	17
(d) Depreciation and amortisation expenses	3A & 3B	4	5
(e) Other expenses	25	233	103
Total Expenses		7,693	171
V Profit/(Loss) before tax (III - IV)		4,714	(69)
VI Tax Expense			
(1) Current tax		337	415
(2) Deferred tax	15	857	(430)
Total tax expense		1,194	(15)
VII Profit/(Loss) for the year (V - VI)		3,520	(54)
VIII Other comprehensive income			
(i) Items that will not be reclassified to profit or loss			
- Remeasurements of the defined benefit liabilities / (asset)		1	3
(ii) Income tax related to items that will not be reclassified to statement of profit or loss		-	(1)
Total Other Comprehensive Income) (Net)		1	2
IX Total Comprehensive income for the year (VII + VIII)		3,521	(52)
X Earnings per equity share (Face Value Rs. 100) in Rs.			
(1) Basic (Refer Note 30)	30	0	(0)
(2) Diluted (Refer Note 30)	30	0	(0)
See accompanying notes to the financial statements	1-38		

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Saira Nainar
 Partner

Place : Pune
 Date : 24th May,2022

For and on behalf of the Board of Directors

Milind Kolte
 Director
 (DIN:00170760)

Place : Pune
 Date : 24th May,2022

Yashwardhan Patil
 Director
 (DIN:06898270)

Tuscan Real Estate Private Limited
Statement of Changes in Equity for the year ended March 31, 2022

a) Equity share capital

1) Current reporting period

(Rs. In lakhs)

Balance as on March 31, 2021	Changes in Equity Share Capital during the current year	Balance As at March 31, 2022
100	0	100

2) Previous reporting period

(Rs. In lakhs)

Balance as on March 31, 2020	Changes in Equity Share Capital during the current year	Balance As at March 31, 2021
100	-	100

b) Other Equity (2021-22)

(Rs. In lakhs)

Particulars	Reserves and Surplus			Total
	Compulsorily Convertible Debentures pending conversion into Equity Shares	Retained Earnings	Securities Premium	
Balance as at April 1, 2021	0	(48)	-	(48)
Comprehensive income for the year	-	3,520	-	3,520
Other comprehensive income (Net)	-	1	-	1
Securities Premium add during the year	-	0	0	-
Balance as at March 31, 2022	0	3,473	-	3,473

c) Other Equity (2020-21)

(Rs. In lakhs)

Particulars	Reserves and Surplus			Total
	Compulsorily Convertible Debentures pending conversion into Equity Shares	Retained Earnings	Securities Premium	
Balance as at April 1, 2020	0	1,820	-	1,820
Profit for the year	-	(54)	-	(54)
Other comprehensive income (Net)	-	2	-	2
Payments of dividend including dividend distribution tax (Note: DDT is relevant for 2019-20 only)	-	(1,815)	-	(1,815)
Balance as at March 31, 2021	0	(48)	-	(48)

Nature and Purpose of reserves

(a) Retained earnings

Retained earnings, or accumulated earnings, are the profits that have been reinvested in the business instead of being paid out in dividends. The number represents the total after-tax income that has been reinvested or retained over the life of the business.

See accompanying notes forming part of the financial statements 1-38

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Saira Nainar
Partner

Milind Kolte
Director
(DIN:00170760)

Yashwardhan patil
Director
(DIN:006898270)

Place : Pune
Date : 24th May,2022

Place : Pune
Date : 24th May,2022

Tuscan Real Estate Private Limited
Cash Flow Statement for the Year ended March 31, 2022

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (loss) before tax	4,714	(69)
Adjustment for:		
Depreciation/Amortisation	4	5
Finance costs	26	17
Interest income	(367)	(86)
(Profit)/Loss on sale of property, plant and equipment	(3)	(0)
Provisions/ Liabilities no longer required written back	-	(15)
Operating profit before Working Capital changes	4,374	(148)
Adjustments for changes in Working capital		
(Increase)/decrease in inventories	5,158	(1,054)
(Increase)/decrease in trade receivables	(117)	(0)
(Increase)/decrease in other financial assets - non-current & current	-	81
(Increase)/decrease in other non-current and current assets	98	111
Increase/(decrease) in provisions - non-current and current	-	(2)
Increase/(decrease) in trade payables	438	144
Increase/(decrease) in other current liabilities	(9,836)	5,345
Cash generated from/ (used in) operations	115	4,477
Income taxes refund/ (paid)-Net	(458)	(318)
Net Cash from / (used in) operating activities (A)	(343)	4,159
B. CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant and equipment	3	0
Loan to related party	(1,400)	(2,150)
Bank deposits placed	-	(1,650)
Fixed deposits matured	1,693	-
Bank Balances not considered as Cash and Cash Equivalent invested (net)	(14)	(164)
Interest Income on loan to related parties	36	6
Interest income on bank deposits	31	16
Net Cash from/(used in) investing activities (B)	349	(3,942)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of equity shares	0	-
Payments of dividend including dividend distribution tax	-	(1,815)
Net Cash from/(used in) financing activities (C)	-	(1,815)
D. Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	6	(1,598)
Cash and cash equivalents (Opening balance)	184	1,782
Cash and cash equivalents (Closing balance)	190	184
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	6	(1,598)
Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 8)	190	184
Cash and cash equivalents comprise of:		
Cash in hand	0	1
Balances with banks		
- In current accounts	190	183
Total	190	184

See accompanying notes forming part of the financial statements 1-38

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Saira Nainar
Partner

Milind Kolte
Director
(DIN:00170760)

Yashwardhan Patil
Director
(DIN:06898270)

Place : Pune
Date : 24th May,2022

Place : Pune
Date : 24th May,2022

1 Corporate information

Tuscan Real Estate Private Limited ("the Company") is a Company registered under the Companies Act, 1956. The Company is primarily engaged in business of construction and development of residential and commercial complexes, multistoried buildings, flats, houses, apartments, etc.

The financial statements for the year ended March 31, 2022 were approved by the Board of Directors and authorized for issue on May 24, 2022.

2 Significant Accounting Policies

A. Statement of Compliance

These financial statements are prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

B. Basis of Preparation of Financial Statements:

The financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the considerations 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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

C. Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management of the company to make judgement, estimates and assumptions to be made that affect the reported amounts of assets and liabilities (including contingent liabilities) on the date of financial statements, and the reported amounts of income and expenses during the reported period and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

Significant accounting judgements, estimates and assumptions used by management. Refer Note "S"

D. Inventories:

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.

Stock of units in completed projects and work-in-progress are valued at lower of cost and net realisable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs.

E. Cash Flow Statement:

Cash Flow Statement is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature.

F. Property, Plant & Equipment and Intangible assets:

Property, Plant & Equipment and Intangible assets are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalised includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction / installation stage.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation / amortisation on Property, Plant & Equipment is charged based on straight line method on an estimated useful life as prescribed in Schedule II to the Companies Act, 2013.

The estimated useful lives and residual values of the Property, Plant & Equipment are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

G. Revenue Recognition:

(i) - The Company develops and sells residential and commercial properties. Revenue from contracts is recognised when control over the property has been transferred to the customer. An enforceable right to payment does not arise until the development of the property is completed. Therefore, revenue is recognized at a point in time, when:

- the Company has transferred to the customer all significant risks and rewards of ownership and the Company retains no effective control of the real estate unit to a degree usually associated with ownership;
- The Company has handed over physical possession of the real estate unit to the customer or deemed possession based on the contract with the customer;
- No significant uncertainty exists regarding the amount of consideration that will be derived from the sale of real estate unit; and
- It is not unreasonable to expect ultimate collection of revenue from customer.

The revenue is measured at the transaction price agreed under the contract.

- The Company recognizes revenue at a point in time in each reporting period considering the estimates like reasonableness of collections from customers, lapse of certain period from the intimation to customer to take the possession, disputes with the customer which may result in the cancellation of the contract, which are re-assessed periodically by the management. The effect of these changes to estimates is recognised in the period when changes are determined. Accordingly any revenues attributable to such changes and the corresponding Cost of Goods Sold ("COGS") previously recognised are reversed and reduced from the current year's Revenue and COGS respectively.

ii. Interest income is accounted on accrual basis on a time proportion basis.

H. Cost of Construction / Development:

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion Certificate is carried over as construction work-in-progress. Costs incurred for projects which have received Occupancy/Completion Certificate is carried over as Completed Finished Properties.

I. Foreign Currency transactions:

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Nonmonetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

J. Employee benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

Retirement benefit costs and termination benefits

Post-employment obligations

The Company operates the following post-employment schemes:

1. Defined contribution plans:

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

2. Defined benefit plans:

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

Short-term and other long-term employee benefits: -

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

K. Borrowing costs:

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

L. Earnings Per Share:

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

M. Current and Deferred Taxes:

Current Tax:

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred Tax:

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneous.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

N. Impairment:

i. Financial assets (other than at fair value):

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

ii. Non-financial assets:

Property, Plant & Equipment and Intangible assets (PPE&IA):

At each Balance Sheet date, the Company reviews the carrying amounts of its PPE&IA to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the Statement of Profit and Loss as and when they arise.

O. Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets

The amendment specifies that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022, although early adoption is permitted. The Company has evaluated the amendment and the impact is not expected to be material.

P. Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents which range from 2 to 4 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

Q. Financial Instruments:

Initial recognition:

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

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 or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised in profit or loss.

Effective interest method:

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets at amortised cost:

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business 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.

Financial assets at fair value:

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss.

Financial liabilities and equity instruments:

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

Financial liabilities are measured at amortised cost using the effective interest method.

Financial liabilities at FVTPL are stated at fair value, with gains and losses arising on remeasurement recognized in profit and loss account.

R. Leases:

As a lessee:

The Company's lease asset classes primarily consist of leases for land and 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 for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (1) the contract involves the use of an identified asset (2) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (3) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the 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 useful 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 the leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the group 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.

As a lessor:

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever 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.

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

S. Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

1. Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

2. Evaluation of indicators for impairment of assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

3. Contingent liabilities

At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

Significant Estimates

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be different.

1. Impairment of financial assets

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

2. Defined benefit obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

3. Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

4. Useful lives of depreciable/ amortisable assets

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software, customer relationships, IT equipment and other plant and equipment.

2A. New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to March 31, 2022:

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. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below

Ind AS 16 – Property Plant and equipment - The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and the impact is not expected to be material.

Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets – The amendment specifies that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022, although early adoption is permitted. The Company has evaluated the amendment and the impact is not expected to be material.

Tuscan Real Estate Private Limited
Notes forming part of the Financial Statements
Note 3 A: Property, Plant and Equipment

(Rs. In lakhs)

Particulars	Gross Block				Accumulated Depreciation				Net Block
	As at April 1, 2021	Additions during the year	Disposals during the year	As at March 31, 2022	As at April 1, 2021	For the year	On disposals	As at March 31, 2022	As at March 31, 2022
Plant and Equipment	12 (12)	- (-)	- (-)	12 (12)	7 (6)	1 (1)	- (-)	8 (7)	4 (5)
Furniture and Fixtures	11 (11)	- (-)	1 (-)	10 (11)	10 (9)	0 (1)	1 (-)	10 (10)	1 (1)
Vehicles	21 (21)	- (-)	11 (-)	11 (21)	7 (5)	3 (3)	10 (-)	(0) (7)	12 (14)
Computers	0 (1)	- (-)	0 (0)	- (0)	0 (1)	- (-)	0 (0)	0 (0)	0 (0)
Office Equipment	9 (9)	- (0)	2 (-)	7 (9)	9 (8)	0 (0)	2 (-)	7 (9)	(0) (0)
Total	54 (55)	- (0)	14 (0)	40 (54)	34 (29)	4 (5)	14 (0)	25 (34)	16 (20)

Note - The figures in bracket pertains to previous year.

Note 3B : Intangible Assets

Particulars	Gross Block				Accumulated Amortisation				Net Block
	As at April 1, 2021	Additions during the year	Disposals during the year	As at March 31, 2022	As at April 1, 2021	For the year	On disposals	As at March 31, 2022	As at March 31, 2022
Softwares	4 (4)	- (-)	- (-)	4 (4)	4 (4)	0 (0)	- (-)	4 (4)	0 (0)
Total	4 (4)	- (-)	- (-)	4 (4)	4 (4)	0 (0)	- (-)	4 (4)	0 (0)

Grand Total (A + B)	58	-	14	44	38	4	14	29	16
Total (Previous year)	(59)	(-)	(-)	(58)	(33)	(5)	(-)	(38)	(20)

Note - The figures in bracket pertains to previous year.

Note 4 - Loans : Non-Current

Particulars	(Rs. In Lakhs)	
	As at March 31, 2022	As at March 31, 2021
Financial assets at amortised cost - (unsecured, considered good)		
(a) Loan to related party - Considered good- unsecured (repayable on demand)	3,550	2,150
Total	3,550	2,150

The Company has provided loan to Kolte Patil Developers Limited, its parent company, which is repayable on demand, at rates comparable to the average commercial rate of interest. Further information about the loan is contained in note 25. The above loan to parent company is held by the Company within a business model whose objective is to collect their contractual cash flows which are solely payments of principal and interest on the principal amount outstanding.

Disclosure for amount of outstanding to Promoters, Directors, KMP's and Related Parties

Types of Borrower	(Rs. In Lakhs)	
	Amount of loan outstanding	Percentage to the total Loans
Loans to Related Parties (as at March, 2022)	3,550	100%
Loans to Related Parties (as at March, 2021)	2,150	100%

Note 5 - Other Financial Assets : Non-Current

Particulars	(Rs. In lakhs)	
	As at March 31, 2022	As at March 31, 2021
At amortised cost, Unsecured and considered good		
(a) Security Deposits	22	22
(b) Fixed deposits having maturity of more than 12 months from the Balance Sheet date	10	10
(c) Interest accrued on bank deposits	0	7
Total	32	40

Note - 6 : Inventories :

Particulars	(Rs. In lakhs)	
	As at March 31, 2022	As at March 31, 2021
(At lower of cost and net realisable value)		
(a) Raw materials	56	114
(b) Land and construction work-in-progress	-	5,306
(c) Completed properties	206	-
Total	262	5,420

Note - 7 : Trade Receivables :

Particulars	(Rs. In lakhs)	
	As at March 31, 2022	As at March 31, 2021
At amortised cost, Unsecured considered good unless otherwise stated		
Considered good	117	-
Considered doubtful	11	-
Sub Total	128	-
Less : Allowance for credit losses	(11)	-
Total	117	-

Trade receivables Ageing Schedule as at 31 March 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed – considered good	117	-	-	-	-	117
(ii) Undisputed – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed – credit impaired	11	-	-	-	-	11
(iv) Disputed – considered good	-	-	-	-	-	-
(v) Disputed – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed – credit impaired	-	-	-	-	-	-
	128	-	-	-	-	128

Trade receivables Ageing Schedule as at 31 March 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed – considered good	-	-	-	-	-	-
(ii) Undisputed – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed – credit impaired	-	-	-	-	-	-
(iv) Disputed – considered good	-	-	-	-	-	-
(v) Disputed – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed – credit impaired	-	-	-	-	-	-

Movement in the expected credit loss allowance
(Rs. In Lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
	Balance at beginning of the year	-
Add: Expected credit loss during the year	-	-
Add: Provision for doubtful debtors	11	-
Less: Amounts recovered / reversed in the current year	-	-
Balance at the end of the year	11	-

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Note - 8 : Cash and Cash Equivalents :

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Cash in hand	0	1
(b) Balances with banks - In current accounts	190	183
Total	190	184

Note - 9 : Other Balances with Bank :

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Fixed deposits having maturity of less than 12 months from the Balance Sheet date	134	1,663
(b) Earmarked accounts - Balance held under escrow accounts	14	164
Total	148	1,827

Note 10 - Other Financial Assets : Current

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
Financial assets at amortised cost - (unsecured, considered good)		
(a) Interest accrued :		
- on bank deposits	9	12
- on Loan to related party	364	52
(b) Receivable related to Sale of Property, Plant and Equipment	-	0
Total	373	64

Note - 11 : Other Current Assets : Current

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Advances to suppliers	33	40
(c) Balances with government authorities	-	7
(d) Prepaid expenses	1	84
Total	34	131

Note - 12 : Equity Share Capital

(Rs. In lakhs)

Particulars	As at	As at
	March 31, 2022	March 31, 2021
Authorised: 100,010 Equity Shares of Rs. 100/ each (as at March 31, 2021: 100,010 equity shares of ₹ 100/- each)	100	100
	100	100
Issued, Subscribed and Fully Paid: 100,002 Equity Shares of Rs. 100/ each (as at March 31, 2021: 100,000 equity shares of ₹ 100/- each)	100	100
Total	100	100

Note 12A: Terms, rights and restrictions attached to equity shares

The Company has only one class of equity shares having a face value of Rs. 100 per share. Accordingly, all equity shares rank equally with regards to dividends and share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Note 12B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	(Rs. in Lakhs)	Number of shares	(Rs. in Lakhs)
Shares at the beginning of year	1,00,000	100	1,00,000	100
Issued during the year	2	0	-	-
Outstanding at the end of the year	1,00,002	100	1,00,000	100

Note 12C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	% of Holdings	Number of shares	% of Holdings
Kolte-Patil Developers Limited	1,00,002	100%	1,00,000	100%

Note 12D: Additional Information regarding equity share capital in the last 5 Years:

- i) The Company has not issued any shares without payment being received in cash.
- ii) The Company has not issued any bonus shares.
- iii) The Company has not undertaken any buy-back of shares.

Note 12E: Disclosure of shareholding of promoters: NIL

Note 12F: Shares held by parent Company

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	(Rs. in Lakhs)	Number of shares	(Rs. in Lakhs)
Kolte-Patil Developers Limited	1,00,002	100	1,00,000	1,00,00,000

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Note - 13 : Other Equity

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Retained Earnings		
Balance as at the beginning of the year	(48)	1,820
Add :		
Profit/(Loss) for the year	3,520	(54)
Other comprehensive income	1	2
Payments of dividend including dividend distribution tax	-	(1,815)
Balance as at the end of the year	3,473	(48)
(ii) Securities Premium		
Balance as at the beginning of the year	-	-
Addition during the year	0	-
Balance as at the end of the year	0	-
(iii) Compulsorily Convertible Debentures pending conversion into Equity Shares :		
Balance as at the beginning of the year	0	0
Addition during the year	-	-
Balance as at the end of the year	-	0
Total	3,473	(48)

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
Provision for employee benefits (Refer Note 28)		
Compensated absences	4	4
Total	4	4

Note - 15 : Deferred Tax Assets / (Liabilities) (For the year ended 31 March, 2022)

The following are the major deferred tax liabilities and assets recognised by the Company and movements thereof during the current and prior reporting period.

(Rs. In lakhs)

Significant components of deferred tax assets and liabilities	Opening balance as on April 1, 2021	Reversed in the statement of profit or loss	Recognized in the statement of profit or loss	Recognized in/ reclassified from other comprehensive income	Closing balance as on March 31, 2022
Deferred tax assets:					
Employee Benefits	2	-	0	(0)	2
Revenue Reconciliation(Completed Contract Method in books of accounts as against Percentage of Completion Method for income tax purpose)	927	-	(927)	-	-
Property, plant and equipment and intangible assets	48	-	(8)	-	40
Provision for credit loss allowance	-	-	3	-	3
Total deferred tax assets	977		(932)	(0)	45
Deferred tax liabilities:					
Net gain arising on financial liability designated as at FVTPL	55	-	(55)	-	-
Provision for Debtors/ Advance, Prepaid Expenses	20	-	(20)	-	-
Total deferred tax liabilities	75		(75)		
Net deferred tax assets/(liabilities)	902		(857)		45

Deferred Tax Assets / (Liabilities) (For the year ended 31 March, 2021)

(Rs. In lakhs)

Significant components of deferred tax assets and liabilities	Opening balance as on April 1, 2020	Reversed in the statement of profit or loss	Recognized in the statement of profit or loss	Recognized in/ reclassified from other comprehensive income	Closing balance as on March 31, 2021
Deferred tax assets:					
Employee Benefits	2	-	1	(1)	2
Revenue Reconciliation(Completed Contract Method in books of accounts as against Percentage of Completion Method for income tax purpose)	471	-	456	-	927
Property, plant and equipment and intangible assets	55	-	(8)	-	48
Total deferred tax assets	528		450	(1)	977
Deferred tax liabilities:					
Net gain arising on financial liability designated as at FVTPL	55	-	0	-	55
Provision for Debtors/ Advance, Prepaid Expenses			20		20
Total deferred tax liabilities	55		20		75
Net deferred tax assets/(liabilities)	473		430	(1)	902

Note - 16 : Financial Liabilities : Current

i) Trade Payables

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
Carried at amortised cost		
(a) Total outstanding dues to micro and small enterprises (Refer Note 33)	61	-
(b) Total outstanding dues other than to micro and small enterprises	895	518
Total	956	518

Trade payable ageing Schedule as at 31 March 2022#

Particulars	Outstanding for following periods from due date of payment#				
	<1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	46	0	1	14	61
(ii)Others	762	13	3	117	895
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
	808	13	3	132	956

Trade payable ageing Schedule as at 31 March 2021#

Particulars	Outstanding for following periods from due date of payment#				
	<1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	-	-	-	-	-
(ii)Others	95	257	24	142	518
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
	95	257	24	142	518

#There are no unbilled dues, hence the same is not disclosed in the ageing schedule.

Note 17 - Relationship with Struck Off Companies

Name of Struck Off Company	Nature of transactions	Transactions during year March 31, 2022	Balance Outstanding at the end of the year as at March 31, 2022	Relationship with Struck Off Company
-	-	-	-	-

Name of Struck Off Company	Nature of transactions with Struck Off Companies	Transactions during year March 31, 2021	Balance Outstanding at the end of the year as at March 31, 2021	Relationship with Struck Off Company
-	-	-	-	-

Note - 18 : Provisions : Current

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
Provision for employee benefits (Refer Note 28)		
(a) Gratuity	0	0
(b) Compensated absences	3	3
Total	3	3

Note - 19 : Other Current Liabilities : Current

(Rs. In lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Advances received from customers	33	10,041
(b) Others		
- Statutory dues (Contribution to Provident Fund, withholding Taxes, Goods & Service Tax, etc.)	6	21
- MNGL Deposit	7	-
- Advance Maintenance Charges Received	181	-
Total	227	10,062

Note - 20 : Revenue from Operations

(Rs. In lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Revenue from Contracts with Customers :		
- Sale of properties/flats (residential)	12,037	-
Total	12,037	-

Note 20A:

(1) Contract Balances

(a) Amounts received before the related performance obligation is satisfied are included in the balance sheet (Contract liability) as "Advances received from Customers" in note no. 18 - Other Current Liabilities. Amounts billed but not yet paid by the customer after giving possession/ deemed possession are included in the balance sheet under trade receivables in note no. 7.

(b) There were no significant changes in the composition of the contract liabilities and Trade receivable during the reporting period other than on account of periodic invoicing and revenue recognition.

(c) Amounts previously recorded as contract liabilities increased due to further milestone based invoices raised during the year and decreased due to revenue recognised during the year on completion of the construction.

(d) Amounts previously recorded as Trade receivables increased due to invoices raised during the year on account of possession/ deemed possession given to customers and decreased due to collections during the year.

(e) There are no contract assets outstanding at the end of the year.

(2) Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Contracted price	12,037	-
Revenue recognised as per Statement of Profit & Loss	12,037	-

Note - 21 : Other Income

(Rs. In lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
(a) Interest Income		
(i) Financial instruments measured at amortised cost:		
- On bank deposits	20	24
- On Loan to related parties	347	57
(ii) Others (Interest on Income Tax Refund)	-	5
(b) Provisions/ Liabilities no longer required written back	-	15
(c) Profit on disposal/written off of property, plant and equipment	3	-
(d) Miscellaneous income	0	1
Total	370	102

Note - 22 : Cost of services, construction and land**(Rs. In lakhs)**

Particulars		Year ended March 31, 2022	Year ended March 31, 2021
(a) Opening stock including raw materials, construction work-in-progress and completed properties	(a)	5,420	4,366
(b) Add: Cost incurred during the year			
Purchase of raw material		614	369
Contract cost and labour charges		1,446	524
Other construction expenses		150	114
Personnel costs		54	45
	(b)	2,264	1,052
(c) Less : Closing stock including raw materials, construction work-in-progress and completed properties	(c)	264	5,420
Total (a+b-c)		7,420	-

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Note - 23 : Employee Benefits Expense

(Rs. In lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
(a) Salaries and wages	58	83
Less: Transferred to inventory (Refer Note 22)	(54)	(45)
(b) Contribution to provident and other funds (Refer Note 28)	3	4
(c) Staff welfare expenses	3	5
Total	10	46

Note - 24 : Finance Costs

(Rs. In lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Interest expense on current taxes	26	17
Total	26	17

Note - 25 : Other Expenses

(Rs. In lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
(a) Advertisement, Promotion & Selling Expenses	87	7
(b) Repairs and maintenance:		
- Others	25	7
(c) Insurance	-	1
(d) Rates and taxes	47	-
(e) Communication	-	1
(f) Travelling and Conveyance	3	2
(g) Printing and Stationery	0	0
(h) Legal and professional fees	38	36
(i) Payment to auditors (Refer Note 27)	12	10
(j) Expenditure on corporate social responsibility (Refer Note 35)	-	14
(k) Loss on disposal /written off of property,Plant & Equipment	-	0
(l) Miscellaneous expenses	21	25
Total	233	103

26. Particulars of loans given/guarantees given, as required by clause (4) of Section 186 of the Act

Name of the party	Nature	Amount Rs. In Lakhs		Period	Rate of Interest	Purposes
		As at March 31, 2022	As at March 31, 2021			
Kolte-Patil Developers Limited	Loan	3,550	2,150	Repayable on Demand	12%	General corporate loan
Total		3,550	2,150			

27. Auditors Remuneration (net of GST) towards:

Particulars	(Rs. in Lakhs)	
	Year ended March 31, 2022	Year ended March 31, 2021
Statutory audit fees	11	10
Other services	1	-
Re-imbursment of out-of-pocket expenses	-	-
Total	12	10

28. Employee Benefits:

Details of employee benefits as required by the Ind AS 19 'Employee benefits' are as under:

A. Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of defined contribution plans (Provident funds) is Rs. 3 Lakhs (Previous year Rs. 4 Lakhs)

B. Defined Benefit Plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year. Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2022	As at March 31, 2021
Present value of funded defined benefit obligation	(26)	(24)
Fair value of plan assets	25	23
Funded status	(0)	(0)
Restrictions on asset recognized	-	-
Net liability arising from defined benefit obligation	(0)	(0)

ii. Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing

Particulars	(Rs. in Lakhs)	
	Year ended March 31, 2022	Year ended March 31, 2021
Present value of benefit obligation at the beginning of the year	24	23
Current service cost	1	3
Interest cost	1	1
Past service cost	-	-
Transfer In/Out	-	(0)
Re-measurements on obligation [Actuarial (gain) / loss] :		-
Actuarial (gains)/ losses arising from changes in demographic assumption		-
Actuarial (gains)/ losses arising from changes in financial assumption	0	0
Actuarial (gains)/ losses arising from changes in experience adjustment	(0)	(3)
Benefits paid		-
Present value of defined benefit obligation as on Balance Sheet date.	26	24

iii. Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows:

(Rs. in Lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Fair value of plan assets at the beginning of the year	23	22
Interest income	1	1
Contributions from the employer	1	-
Re-measurement gain (loss) :		-
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	1	0
Mortality charges and taxes	(0)	(0)
Benefits paid	(0)	-
Fair value of plan assets as on the end of the year	25	23
Actual returns on plan assets	2	2

iv. Analysis of Defined Benefit Obligation

(Rs. in Lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021
Defined benefit obligations as at 31st March 2022	(26)	(24)
Fair value of plan assets at the end of the year	25	23
Net asset/(liability) recognised in Balance sheet as at 31st March	(0)	(0)

v. In respect of funded benefits with respect to gratuity, the fair value of plan assets represents the amounts invested through "Insurer managed funds".

vi. Expenses recognized in the statement of profit and loss

(Rs. in Lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Current service cost	1	3
Net interest expense/income	0	0
Past service cost	-	-
Total	1	3

vii. Amount recognized in Statement of Other Comprehensive Income

(Rs. in Lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Actuarial (gain)/loss		
(i) arising from changes in demographic assumption		-
(ii) arising from changes in financial assumption	0	1
(iii) arising from changes in experience assumption	(1)	(4)
Total amount recognised in the statement of other comprehensive income	(1)	(3)

viii. Actual Contribution and benefit payments for the year

(Rs. in Lakhs)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Actual benefit paid directly by the company	0	-
Actual contributions	1	-

ix. Principal Actuarial Assumptions for Gratuity:

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2022	March 31, 2021
Discount rate	5.40%	4.60%
Expected rate of Increase in compensation levels	8.00%	5.00%
Expected rate of return on plan assets	4.60%	5.30%
Expected average remaining working lives of employees (Years)	2.48	2.47
Mortality rate	IALM(2012-14) ult	IALM(2012-14) ult
Withdrawal rate	40.00%	40.00%

a. The discount rate is based upon the market yields available on government bonds at the accounting date with a term that matches that of the liabilities.

b. Expected Rate of Return of Plan Assets: The expected return on plan assets is based on market expectations, at the beginning of the period, for returns over the entire life of the related obligation.

c. Salary Escalation Rate: The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors.

d. Withdrawal Rate: It is expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

x. Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:

Expected benefit payments for the year ending:

(Rs. in Lakhs)

Particulars	Year ended	Year ended
	March 31, 2022	March 31, 2021
31-Mar-19	-	-
31-Mar-20	-	-
31-Mar-21	-	-
31-Mar-22	-	10
31-Mar-23	11	7
31-Mar-24	7	4
31-Mar-25	5	3
31-Mar-26	3	2
31 March 2027 to 31 March 2031	3	3

Weighted Average duration of defined benefit obligation: 1.94 Years (Previous Year: 1.93 Years)

xi. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31 March 2022 is as shown below:

(Rs. in Lakhs)

Effect on DBO on account of 1% change in the assumed rates:						
DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
	1% Increase	1% Decrease	1% Increase	1% Decrease	1% Increase	1% Decrease
31-Mar-22	25	26	26	26	26	26
31-Mar-21	24	23	24	23	24	24
31-Mar-20	22	23	23	22	23	23

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is

xii. Employee benefit plans

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk.

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

No other post-retirement benefits are provided to these employees.

In respect of the plan in India, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at March 31, 2021 by an independent professional agency. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

29 Segment Information

Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods and services delivered or provided. The Company is engaged in development of real estate property, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

Geographical Information

The Group operates in one reportable geographical segment i.e. "Within India". Hence, no separate geographical segment wise disclosure is applicable as per the requirements of Ind AS 108 Operating Segments.

30. Earnings per share:

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Nominal value of equity shares – (Rs.)	100	100
Net Profit attributable to shareholders (Rs. In Lakhs)	3,520	(54)
Weighted average number of equity shares for basic EPS (No. in Lakhs)	1	1
Basic and Diluted Earnings Per Share – Rupees	3,520	(54)

31. Financial Instruments

I) Capital Management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern.
- to maximize the return to stakeholders through optimization of the debt and equity balance.

The Company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying Assets.

a) Gearing ratio:

The Gearing ratio at the end of the reporting period are as follows:

Particulars	(Rs. in Lakhs)	
	As at March 31, 2022	As at March 31, 2021
Debt* (a)	-	-
Cash & Bank Balances (b)	338	2,011
Net Debt (c=a-b)	-	-
Total Equity (d)	3,573	52
Net Debt to Equity Ratio (e=c/d)	N/A	N/A

*Debt is defined as long-term and short-term borrowings

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

Particulars	(Rs. in Lakhs)				
	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value
Assets:					
Cash and cash equivalents	-	-	190	190	190
Other bank balances	-	-	148	148	148
Loans	-	-	3,550	3,550	3,550
Other financial assets	-	-	405	405	405
Trade receivable			117	117	117
Total	-	-	4,410	4,410	4,410
Liabilities:					
Trade and other payables	-	-	956	956	956
Maintenance Charges Payable(Refer note 19)			181	181	181
Total	-	-	1,137	1,137	1,137

* The fair value of cash and cash equivalents, other balances with banks, trade payables and other financial assets and liabilities approximate their carrying amount largely due to the short term nature of these instruments.

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

(Rs. in Lakhs)					
Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value
Assets:					
Cash and cash equivalents	-	-	184	184	184
Other bank balances	-	-	1,827	1,827	1,827
Loans			2,150	2,150	2,150
Trade receivables	-	-	-	-	-
Other financial assets	-	-	104	104	104
Total	-	-	4,264	4,264	4,264
Liabilities:					
Trade and other payables	-	-	518	518	518
Total	-	-	518	518	518

* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables and other financial assets and liabilities approximate their carrying amount largely due to the short term nature of these instruments.

II) Financial Risk Management Objectives

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

III) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk:

The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating.

Other price risk:

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

IV) Interest risk management

The Company's interest rate exposure is mainly related to debt obligations. The Company obtains debt to manage the liquidity and fund requirements for its day to day operations. The rate of interest is fixed and thus there is no risk of interest rates fluctuating.

V) Credit risk management

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

VI) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at March 31, 2022:

(Rs. in Lakhs)				
Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade Payables				
-March 31, 2022	956	956	-	955
-March 31, 2021	518	518	-	517
Total				
-March 31, 2022	956	956	-	955
-March 31, 2021	518	518	-	517

VII) Fair Value Disclosures

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. 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).

The following table summarizes financial assets and liabilities measured at fair value on a recurring basis.

Particulars	Fair value as at		(Rs. in Lakhs)
	31-Mar-22	31-Mar-21	Fair value hierarchy
Financial Assets	-	-	-
Financial Liabilities	-	-	-

32. Current tax and deferred tax

The income tax expenses can be reconciled to the accounting profit as follows:

Particulars	(Rs. in Lakhs)	
	Year ended March 31, 2022	Year ended March 31, 2021
Profit/(loss) before tax	4,714	(69)
Enacted tax rate	25.17%	25.17%
Tax at the above Indian corporation tax rate		
	1,186	(17)
Tax effect of income that is exempt from tax	0.03	4
Tax effect of expenses not deductible in determining tax profit	8	4
Tax effect of income taxes related to prior years	-	(1)
Tax Effects of change in income tax rate	-	(4)
Tax expense recognized in profit and loss	1,194	(15)

The standard rate of corporation tax applied to reported profit is 25.17 per cent (2020-21: 25.17 per cent).

33. Disclosure as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	61	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Dues to micro and small enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditor.

34. Related Party Transactions:

A. List of related Parties

Related Parties are classified as:

Description of relationship	Names of related parties
Holding Company	Kolte-Patil Developers Limited
Equity Shareholder having significant influence	Portman Holdings (Bangalore) Limited (w.e.f January 04, 2021) Portman Advisory Private Limited (w.e.f January 04, 2021)
Key Managerial Person	Milind Kolte Yashwardhan Rajesh Patil (w.e.f January 04, 2021)

Tuscan Real Estate Private Limited
Notes forming part of the Financial Statements

(ii) Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Rs. in Lakhs)			
Type of Transactions	Name of the Party	Year ended March 31, 2022	Year ended March 31, 2021
Project management fees	Kolte-Patil Developers Limited	22	41
	Portman Advisory Private Limited (upto January 04, 2021)	-	5
Unsecured loan Given	Kolte-Patil Developers Limited	1,400	2,150
Interest on Unsecured Loan	Kolte-Patil Developers Limited	347	57
Equity dividend paid	Kolte-Patil Developers Limited	-	926
	Portman Advisory Private Limited (upto January 04, 2021)	-	889
Equity Share Issued	Kolte-Patil Developers Limited	0	
Re-imburement of expenses	Kolte-Patil Developers Limited	45	-

II. Balances at year end:

(Rs. in Lakhs)			
Account Balances	Name of the Party	As at March 31, 2022	As at March 31, 2021
Project management fees payable	Kolte-Patil Developers Limited	-	22
Unsecured loan Given	Kolte-Patil Developers Limited	3,550	2,150
Interest on Unsecured Loan	Kolte-Patil Developers Limited	364	51
Sale of Assets	Kolte-Patil I-Ven Townships (Pune) Limited	-	52
Compulsorily convertible debentures pending conversion into equity shares	India Advantage Fund III	-	0
Re-imburement of expenses payable	Kolte-Patil Developers Limited	(2)	(46)

35. Details of CSR expenditure:

- a) Gross amount required to be spent by the Company during the year is Nil.(Previous Year: Rs. 14 Lakhs)
b) Amount spent during the year on Construction / acquisition of any asset is Rs. Nil (Previous Year: Rs. Nil) and on purposes other than Construction / acquisition of any asset is Rs. Nil (Previous year Rs. Nil).

Note 36 - Ratio Analysis and its elements (based on requirements of schedule III)

Sr. no	Ratio	Numerator	Denominator	31-Mar-22	31-Mar-21	% change	Reason for variance
1	Current ratio	Current Assets	Current Liabilities	0.93	0.71	59.62%	The increase is on account of reduction in current liability during the year as revenue was recognized in the current quarter, hence reduction in amount received from customer.
2	Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.0	0.0	0.00%	No borrowings in Tuscan in the current and previous financial year, hence no ratio
3	Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.0	0.0	0.00%	No borrowings in Tuscan in the current and previous financial year, hence no ratio
4	Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	0.49	-0.01	3646%	The increase is on account of decrease in average shareholders equity in the current year as dividend was paid in the year ended 19-20.
5	Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.65	0.00	100.00%	The increase is on account of revenue recognition in the current year, correspondingly COGS is recorded, no COGS was recorded in the previous year.
6	Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	51.44	0.00	100.00%	The increase is on account of revenue recognition in the current year, correspondingly debtors are recorded, no debtors were recorded in the previous year.
7	Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.77	0.58	23.19%	The increase is on account of increase in purchases made during the current year mainly on account of contractual labour, the same is compensated by increase in the trade payable during the current year due to cost to complete provision pertaining to Phase3 booked.
8	Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	-150.46	0.00	-100.00%	The increase is on account of revenue recognition in the current year, no revenue were recorded in the previous year.
9	Net Profit ratio	Net Profit	Net sales = Total sales - sales return	0.29	0.00	100.00%	The increase is on account of revenue recognition in the current year, no revenue were recorded in the previous year.
10	Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	1.33	-1.00	233%	The increase is on account of profit in the current year thereby increasing earning before interest and taxes. The entity incurred loss in the previous year hence the variance.
11	Return on Investment	Interest (Finance Income)	Investment	0.00	0.00	0.00%	No borrowings in Tuscan in the current and previous financial year, hence no ratio

Note 37 -

The Board of Directors of the Company in their meeting held on 30th March,2022 has principally approved the merger of the company into its parent company, Kolte Patil Developers Limited. The proposed appointed date of the scheme is April 01, 2021 and is subject to approvals from NCLT and other regulators.

Note 38 - Amount less than Re. 0.5 Lakh has been rounded off and shown as Re. 0 Lakhs.

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of Board of Directors

Saira Nainar
Partner

Milind Kolte Director
(DIN:00170760)
Yashwardhan Patil Director
(DIN:06898270)

Place : Pune
Date : 24th May,2022

Place : Pune
Date : 24th May,2022