# INDEPENDENT AUDITOR'S REPORT

To the Members of Sylvan Acres Realty Private Limited.

## Report on the Audit of the Financial Statements

### Opinion

We have audited the financial statements of Sylvan Acres Realty Private Limited ("the Company"), which comprise the balance sheet as at 31st March 2024, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013("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 31$^{st}$ March 2024, and its loss, other comprehensive income, changes in equity and its cash flows 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 (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

### Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report but does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of Management 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 accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

**Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the **Annexure A**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, we report that:

   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

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

   c. The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), Statement of Changes in Equity, and the Statement Cash Flows dealt with by this Report are in agreement with the books of account.

   d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015 as amended.

   e. On the basis of the written representations received from the directors as on 31st March 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act

   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**", and

   g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company does not have any pending litigations which would impact its financial position as at 31 March 2024.

      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 of the Company has represented that as disclosed in note 25 in the financial statements , to the best of their knowledge and belief, that the Company has not advanced or loaned or invested any funds (either from borrowed funds or share premium or any other sources or kind of funds) to or in any other person(s) or entity(ies), including foreign entities ("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 of the Company has represented that, as disclosed in note 25 in the financial statements, to the best of their knowledge and belief, other than that as disclosed in the notes to the accounts, that the Company has not received any funds from any person(s) or entity(ies), including foreign entities ("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 audit procedures that are 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 (e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not declared or paid any dividend during the year ended 31st March 2024, and therefore, compliance with section 123 of the Companies Act, 2013 is not applicable.

vi. The company, in respect of financial years commencing from 1st April, 2023, has used such accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all transactions recorded in the software and the audit trail feature has not been tampered with and the audit trail has been preserved by the company as per the statutory requirements for record retention.

3. With respect to the matter to be included in the Auditor's Report under Section 197(16):

   In our opinion, according to the information and explanation given to us, the Company has ensured compliance with provisions of Section 197(16) as the Company has not paid any remuneration to its directors during the year.

*for* **NSVM & Associates**

Chartered Accountants
Firm registration number: 010072S

**G C S Mani**
*Partner*
Membership No: 036508
UDIN: 24036508BKDETY4007
Place: Bengaluru
Date: May 20, 2024.

**Sylvan Acres Realty Private Limited**

**Annexure A to the Independent Auditor's Report**

The Annexure A referred to in the Independent Auditor's Report to the Members of Sylvan Acres Realty Private Limited ('the Company') for the year ended 31 March 2024, we report that:

(i)

a)

(A) The Company has maintained proper records showing full details including quantitative details and situation of Property, Plant and Equipment.

(B) The Company does not own any intangible assets, and hence the reporting under paragraph 3(i)(a)(B) is not applicable.

b) According to the information and explanations given to us, the Property, Plant and Equipment have been physically verified by the management during the year which, in our opinion, is reasonable having regard to the size of the company and the nature of its assets. No material discrepancies were noticed on such verification.

c) According to the information and explanations given to us and on the basis of our examination of the records of the Company the title deeds of the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favor of the lessee), as disclosed under Property, Plant and Equipment in the financial statements are held in the name of the Company.

d) The Company has not revalued its Property, Plant and Equipment or Intangible Assets during the year.

e) According to the information and explanations given by the management, no proceedings has been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and the rules made thereunder.

(ii)

a) The Company is engaged in the business of real estate development and related services and holds inventories in the form of land, properties under development. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of site visits conducted and certification of extent of work completion by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.

b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned working capital limits during the year. Accordingly, reporting under clause 3(ii)(b) is not applicable to the Company.

(iii) According to the information and explanation given to us and based on the audit procedures performed by us, the details of loans, guarantees, security or advances in the nature of loans both secured or unsecured provided to companies, firms, limited liability partnerships or any other parties during the year are mentioned below:

a)

(A) According to the information and explanations given to us and based on the audit procedures performed by us, during the year the Company has not provided any loans or advances in nature of loans, or stood guarantee or provided security to its subsidiaries, joint ventures and associates.

(B) The Company has not provided any loans or advances in nature of loans, or stood guarantee or provided security to any parties other than its subsidiaries, joint ventures and associates. However, the Company has provided guarantee to its holding Company in respect of the loan availed by its holding company during the year. The details of such guarantee are mentioned below:

| **Particulars** | **Guarantee** |
|---|---|
| Aggregate amount during the year | Rs.50,26,000 |
| Balance outstanding as at the year end | Rs.50,26,000 |

b) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the investments made, guarantee provided, and the terms and conditions of loans granted by the Company, as stated below, (guarantee provided during the year aggregating to Rs.50,26,000) are not prejudicial to the company's interest.

| **Particulars** | **Aggregate amount given during the year** | **Balance outstanding** |
|---|---|---|
| Guarantee Provided | Rs.50,26,000 | Rs.50,26,000 |

c) According to the information and explanation provided to us and based on the audit procedures conducted by us, the Company has not granted any loan or advance in nature of loan to any parties. This, reporting under paragraph 3(iii)(c), 3(iii)(d), 3(iii)(e) and 3(iii)(f) is not applicable to the Company.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans, deposit and investments made and guarantees given.

(v) The Company has not accepted any deposits or has any amounts which are deemed to be deposits to which the provisions of Section 73 to 76 or any other relevant provisions of the Companies Act rules framed thereunder and the directions issued by the RBI are applicable. Hence paragraph 3 (v) of CARO is not applicable to the company.

(vi) The Central government has not prescribed maintenance of cost records under section 148(1) of the Act for any of the products/services of the Company. Thus paragraph 3(vi) of CARO is not applicable to the Company.

(vii)

a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Provident Fund, Employees' State Insurance, Income-tax, Duty of Customs, Goods and Services tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.

   According to the information and explanations give to us, no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income tax, Duty of Customs, Goods and Services tax, Cess and any other material statutory dues were in arrears as at 31 March 2024, for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, and based on the audit procedures conducted by us, there are no dues of income tax, Goods and Service Tax, custom duty, and cess which have not been deposited of account of any dispute.

(viii) Based on our audit procedure and on the information and explanation given to us by the management, no transaction has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix)

(a) Based on our audit procedure and on the information and explanation given by the management, we are of the opinion that the company has not defaulted in repayment of other borrowing to its lender.

(b) According to the information and explanation given to us by the management, the Company is not declared as a willful defaulter by any bank or Financial Institution or other lenders.

(c) To the best of our knowledge and belief and based on the information and explanation given to us by the management, in our opinion, the Company has not obtained any term loans during the year and hence reporting under this clause is not applicable.

(d) According to the information and explanations given to us and on an overall examination of the balance sheet of the company, we report that no funds raised on a short-term basis have been used for long-term purposes by the company.

(e) According to the information and explanations given to us and on an overall examination of the balance sheet of the company/ examination of the cash flow statement of the Company, we report that 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 as defined under Companies Act, 2013.

(f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x)

(a) According to the information and explanation given to us and based on audit procedure performed, no money was raised by the way of public issue/follow-on-offer (including debt instruments).

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment of fully or partly convertible debentures or equity shares during the year.

(xi)

(a) Based upon the audit procedure performed and information and explanation given by the management, we report that no fraud by the company or any fraud on the company has been noticed or reported during the year.

(b) Based upon the audit procedure performed and information and explanation given by the management, no report under sub-section (12) of section 143 of the Companies Act has been filed by us or by other auditors of the Company.

(c) As represented to us by the management, there are no whistleblower complaints received by the company during the year.

(xii) The company is not a Nidhi Co. and therefore paragraph 3(xii)(a), 3(xii)(b), and 3(xii)(c) of the order is not applicable to the company.

(xiii) In our opinion, all transactions with the related parties entered into by the Company during the year are in compliance with section 188 of the Companies Act of 2013 and the details thereof have been disclosed in Note 21 of Financial Statement as required by the accounting standards and Companies Act, 2013. Further, the provisions of section 177 of the Act are not applicable as the Company is a Private Limited Company.

(xiv)

(a) In our Opinion and based on our examination, the Company does not have an Internal Audit system and is not required to carry out an Internal Audit as per Companies Act 2013.

(b) The Company did not have an internal audit system for the period under audit.

(xv) On the basis of the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi)

(a) According to the information and explanation given to us and in our opinion, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

(b) Based on the audit procedure performed, the Company has not conducted any Non-Banking Financial or Housing Finance activities as per the Reserve Bank of India Act, 1934.

(c) Based on the audit procedure performed, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.

(d) Based on the audit procedure performed, the Company or any of the companies in the group are not Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.

(xvii) The Company has incurred cash losses of Rs.7,19,989 during the financial year and has not incurred cash losses in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly paragraph 3(xviii) is not applicable.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is 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.

(xx) As the Company does not meet the criteria specified in Section 135 of the Companies Act, 2013, the Company is not required to spend any amount on activities related to corporate social responsibility for the year ended March 31, 2024. Hence reporting under paragraph 3(xx)(a) and 3(xx)(b) is not applicable.

***for* NSVM & Associates**

Chartered Accountants
Firm Reg. No: *010072S*

**G C S Mani**
*Partner*

Membership No**:** 036508

**UDIN:** 24036508BKDETY4007

**Place:** Bengaluru
**Date:** May 20, 2024.

## Report on Internal Financial Controls Over Financial Reporting

**Annexure – B to the Independent auditor's report of even date on the financial statements of Sylvan Acres Realty Private Limited.**

**Report on the Internal Financial Controls 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 Sylvan Acres Realty Private Limited ("the Company") as of March 31st, 2024, in conjunction with our audit of the 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, with reference to the financial statements.

Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence, we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the 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. A company's internal financial control over financial reporting includes those policies and procedures that:

(1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company.

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

(3) Provide reasonable assurance regarding prevention or timely detection of 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 of 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, 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 31st 2024, based on "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

*for* **N S V M & Associates**
Chartered Accountants
Firm Reg. No. 010072S

**G C S Mani**
*Partner*
Membership No: 036508

**UDIN:** 24036508BKDETY4007

Place: Bengaluru

Date: May 20, 2024.

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Balance Sheet**
(all amounts in ₹. Hundreds unless otherwise stated)

| | Note | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **ASSETS** | | | |
| **Non-current assets** | | | |
| Property, Plant and Equipment | 5 | 2,671.81 | - |
| Deferred tax assets (net) | 18 | 2,736.54 | - |
| Non-current tax assets( net) | 6 | 1,408.82 | 1,408.82 |
| Other non-current assets | 7 | 6,92,049.65 | 6,62,688.73 |
| | | **6,98,866.82** | **6,64,097.55** |
| **Current assets** | | | |
| Inventories | 8 | 5,72,264.27 | 4,13,710.53 |
| Financial Assets | | | |
| (a) Cash and cash equivalents | 9 | 49,018.67 | 81,671.50 |
| Other current assets | 10 | 12,892.42 | 33,931.50 |
| | | **6,34,175.36** | **5,29,313.53** |
| **Total** | | **13,33,042.18** | **11,93,411.08** |
| **EQUITY AND LIABILITIES** | | | |
| **Equity** | | | |
| (a) Equity Share capital | 11 | 3,75,000.00 | 3,75,000.00 |
| (b) Other Equity | 12 | 6,62,434.02 | 7,13,673.58 |
| | | **10,37,434.02** | **10,88,673.58** |
| **LIABILITIES** | | | |
| **Non-current liabilities** | | | |
| Financial Liabilities | | - | - |
| (i) Other financial liabilities | 13 | 421.58 | - |
| Other non-current liabilities | 14 | 46,730.80 | - |
| | | **47,152.38** | **-** |
| **Current liabilities** | | | |
| Financial Liabilities | | | |
| (i) Borrowings | 15 | 2,17,912.82 | 1,02,913.10 |
| (ii) Trade payables | 16 | 5,926.50 | 685.44 |
| Other current liabilities | 17 | 24,616.47 | 631.68 |
| Current Tax Liabilities(Net) | | - | 507.28 |
| | | **2,48,455.79** | **1,04,737.50** |
| **Total** | | **13,33,042.18** | **11,93,411.08** |
| **Significant accounting policies** | 3 | | |

The notes referred to above form an integral part of these Financial Statements.
As per our report of even date attached

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

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

**G C S Mani**
*Partner*
Membership number: 036508

Place: Bengaluru
Date:20-05-2024

**Rajkumar V R Pathanelavanki**
*Director*
DIN: 06994321

Place: Bengaluru
Date:20-05-2024

**Rakesh A Kini**
*Director*
DIN: 08174518

Place: Bengaluru
Date:20-05-2024

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Statement of Profit and Loss**
(all amounts in ₹. Hundreds unless otherwise stated)

| | Note | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **Income** | | | |
| Other Income | 4 | 3,676.12 | 30,143.48 |
| **Total Income** | | **3,676.12** | **30,143.48** |
| **Expenses** | | | |
| Depreciation and amortisation expense | 5 | 192.33 | - |
| Other expenses | 6 | 7,199.89 | 1,514.99 |
| **Total expenses** | | 7,392.22 | 1,514.99 |
| **Profit/(loss) before tax** | | **-3,716.10** | **28,628.50** |
| **Tax expense:** | | | |
| (1) Current tax | 18 | - | 7,220.64 |
| (2) Tax expenses related to earlier years | 18 | - | 1,396.42 |
| (3) Deferred tax | 18 | -2,736.54 | - |
| **Profit (Loss) for the year** | | **-979.56** | **20,011.44** |
| **Profit/(loss) from Discontinuing operations (after tax)** | | **-** | **-** |
| **Profit (Loss) for the period/year** | | **-979.56** | **20,011.44** |
| **Other comprehensive income** | | - | - |
| **Total comprehensive income for the period/year** | | **-979.56** | **20,011.44** |
| **Earnings per share(equity shares, par value ₹ 100 each):** | | | |
| (a) Basic and Diluted | 19 | -0.26 | 5.34 |
| **Significant accounting policies** | 3 | | |

The notes referred to above form an integral part of these Financial Statements.
As per our report of even date attached

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

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

**G C S Mani**
*Partner*
Membership number: 036508

Place: Bengaluru
Date:20-05-2024

**Rajkumar V R Pathanelavanki**
*Director*
DIN: 06994321

Place: Bengaluru
Date:20-05-2024

**Rakesh A Kini**
*Director*
DIN: 08174518

Place: Bengaluru
Date:20-05-2024

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Statement of Cash Flows**
(all amounts in ₹. Hundreds unless otherwise stated)

| | Note | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **A. Cash flow from operating activities** | | | |
| Profit for the period (before tax) | | -3,716.10 | 28,628.50 |
| Adjustments for : | | | |
| Interest income | 4 | -146.92 | -662.08 |
| IND AS Revenue on Guarantee Contract | 15 | -3,529.20 | |
| Depreciation | | 192.33 | |
| Finance cost | | - | - |
| Operating profit / (loss) before working capital changes | | **-7,199.89** | **27,966.42** |
| Changes in working capital: | | | |
| Adjustments for (increase) / decrease in operating assets: | | | |
| Inventories | 8 | -1,58,553.75 | -49,722.34 |
| Other current assets | 10 | 21,039.08 | -33,931.50 |
| Other non Current assets | | -29,360.92 | - |
| Adjustments for increase / (decrease) in operating liabilities: | | | |
| Trade payables | | 5,241.06 | -1,562.12 |
| Other current liabilities | | -507.28 | -12,399.08 |
| Other non-current financial liabilities | | 421.58 | - |
| Current Tax Liabilities | | 23,984.79 | |
| Long-term provisions | | - | - |
| | | -1,44,935.33 | -69,648.63 |
| Cash flow from extraordinary items | | - | - |
| Cash generated from operations | | -1,44,935.33 | -69,648.63 |
| Net income tax (paid) / refunds | | - | 43,609.16 |
| **Net cash flow from / (used in) operating activities (A)** | | **-1,44,935.33** | **-26,039.47** |
| **B. Cash flow from investing activities** | | | |
| Expenditure on Property, Plant and Equipment and Intangible Assets | | -2,864.14 | - |
| Interest received | | | |
| Others | | 146.92 | 662.08 |
| | | -2,717.22 | 662.08 |
| Cash flow from extraordinary items | | - | - |
| | | -2,717.22 | 662.08 |
| Net income tax (paid) / refunds | | - | - |
| **Net cash flow from / (used in) investing activities (B)** | | **-2,717.22** | **662.08** |
| **C. Cash flow from financing activities** | | | |
| Interest Payable towards short-term borrowings | | - | |
| Proceeds from other short-term borrowings | | 1,14,999.72 | 1,02,913.10 |
| **Net cash flow from / (used in) financing activities (C)** | | **1,14,999.72** | **1,02,913.10** |
| **Net increase / (decrease) in Cash and cash equivalents (A+B+C)** | | -32,652.83 | 77,535.72 |
| Cash and cash equivalents at the beginning of the year | | 81,671.50 | 3,628.51 |
| Effect of exchange differences on restatement of foreign currency Cash and cash equivalents | | - | - |
| **Cash and cash equivalents at the end of the year** | | **49,018.67** | **81,164.23** |
| **Reconciliation of Cash and cash equivalents with the Balance Sheet:** | | | |
| Cash and cash equivalents as per Balance Sheet (Refer Note 9) | | 49,018.67 | 81,671.50 |
| Less: Bank balances not considered as Cash and cash equivalents as defined in AS 3 Cash Flow Statements | | - | - |
| Net Cash and cash equivalents (as defined in AS 3 Cash Flow Statements) included in Note 9 | | 49,018.67 | 81,671.50 |
| **Cash and cash equivalents at the end of the year *** | | **49,018.67** | **81,671.50** |
| * Comprises: | | | |
| (a) Cash on hand | | 64.60 | 90.28 |
| (b) Balances with banks | | | |
| (i) In current accounts | | 48,954.07 | 985.35 |
| (iii) In deposit accounts with original maturity of less than 3 months | | - | 80,595.87 |
| **Significant accounting policies** | 3 | | |

The notes referred to above form an integral part of these Financial Statements.

As per our report of even date attached

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

**G. C. S. Mani**
*Partner*
Membership number: 036508

Place: Bengaluru
Date:20-05-2024

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

**Rajkumar V R Pathanelavanki**
*Director*
DIN: 06994321

Place: Bengaluru
Date:20-05-2024

**Rakesh A Kini**
*Director*
DIN: 08174518

Place: Bengaluru
Date:20-05-2024

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Statement of changes in equity**
(all amounts in ₹. Hundreds unless otherwise stated)

**A. Equity share capital***

| Particulars | Amount |
|---|---|
| **Balance as at 1 April 2022** | 3,75,000.00 |
| Add: Issued during the year | - |
| **Balance as at 31st March 2023** | **3,75,000.00** |
| **Balance as at 1 April 2023** | 3,75,000.00 |
| Add: Issued during the year | |
| **Balance as at 31 March 2024** | **3,75,000.00** |

*Refer note 11

**B. Other equity****

| Particulars | Reserves and surplus | | Other equity | Total other equity |
|---|---|---|---|---|
| | Retained earnings | Capital Redemption reserve | | |
| **Balance as at 1 April 2022** | 68,662.14 | 6,25,000.00 | - | 6,93,662.14 |
| Profit for the year | 20,011.44 | - | - | 20,011.44 |
| Other Comprehensive income | | | | |
| **Balance as at 31st March 2023** | **88,673.58** | **6,25,000.00** | **-** | **7,13,673.58** |
| **Balance as at 1 April 2023** | 88,673.58 | 6,25,000.00 | - | 7,13,673.58 |
| Profit for the year | -979.56 | - | - | -979.56 |
| Corporate Guarantee | - | - | -50,260.00 | -50,260.00 |
| **Balance as at 31st March 2024** | **87,694.02** | **6,25,000.00** | **-50,260.00** | **6,62,434.02** |

** refer note 12

**Significant accounting policies**

The notes referred to above form an integral part of these Financial Statements.
As per our report of even date attached

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

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

**G C S Mani**
*Partner*
Membership number: 036508

Place: Bengaluru
Date:20-05-2024

**Rajkumar V R Pathanelavanki**
Director
DIN: 06994321

Place: Bengaluru
Date:20-05-2024

**Rakesh A Kini**
Director
DIN: 08174518

Place: Bengaluru
Date:20-05-2024

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

## 6 Non-current tax assets( net)

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| Advance tax, net of provision for tax | 1,408.82 | 1,408.82 |
| | **1,408.82** | **1,408.82** |

## 7 Other non-current assets

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Unsecured, Considered good** | | |
| Capital advance(Refer Note (a) below) | | |
| - related party (refer note 21) | 6,62,688.73 | 6,62,688.73 |
| Prepaid Expenses | 29,360.92 | - |
| | **6,92,049.65** | **6,62,688.73** |

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

## 8 Inventories

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

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Projects under development | | |
| Cost of land | 3,42,368.95 | 3,42,368.95 |
| Cost of development | 2,11,167.19 | 67,466.35 |
| Finance Cost Capitalised | 18,728.13 | 3,875.22 |
| | **5,72,264.27** | **4,13,710.52** |

The cost of Land consists of 2 acres located at Sy No.33, Kannur Village, Biderahalli Hobli, Bengaluru East Taluku, Bengaluru - 562 149, on which the construction of Project 'Raga Phase III' is going on.

## 9 Cash and cash equivalents

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Balances with banks | | |
| Current account | 48,954.07 | 985.35 |
| (b) Cash on hand | 64.60 | 90.28 |
| (c) Other Bank Balances | | |
| bank deposits with original maturity of more than 3 months and less than 12 months | - | 80,595.87 |
| | **49,018.67** | **81,671.50** |

## 10 Other Current Assets

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Unsecured, considered good** | | |
| Advance to Supplier | 2,400.00 | 33,931.50 |
| Prepayments | 10,492.42 | - |
| | **12,892.42** | **33,931.50** |

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**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

## 11 Share Capital

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Authorised capital** | | |
| 500,000 (previous year: 500,000) equity shares of ₹ 100 each | 5,00,000.00 | 5,00,000.00 |
| 50,00,000 (previous year: 50,00,000) preference shares of ₹10 each | 5,00,000.00 | 5,00,000.00 |
| **Issued, subscribed and paid-up** | | |
| 3,75,000 (previous year: 3,75,000) equity shares of ₹ 100 each, fully paid up | 3,75,000.00 | 3,75,000.00 |
| | **3,75,000.00** | **3,75,000.00** |

**Notes:**

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

| Particulars | As at 31st March 2024 | | As at 31 March 2023 | |
|---|---|---|---|---|
| | No. of shares | In ₹ | No. of shares | In ₹ |
| Number of equity shares outstanding at the beginning of the year | 3,750.00 | 3,75,000.00 | 3,750.00 | 3,75,00,000.00 |
| Number of equity shares issued during the year | - | - | - | - |
| **Number of equity shares outstanding at the end of the year** | **3,750.00** | **3,75,000.00** | **3,750.00** | **3,75,00,000.00** |

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

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

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

| Name of the shareholder | As at 31st March 2024 | | As at 31 March 2023 | |
|---|---|---|---|---|
| | No. of shares | % holding | No. of shares | % holding |
| Kolte Patil Developers Limited*(KPDL) | 3,750.00 | 100.00% | 3,750.00 | 100.00% |
| | **3,750** | **100%** | **3,750** | **100%** |

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

**(d) Shareholding of Promoters**

| Particulars | As at 31st March 2024 | | As at 31 March 2023 | |
|---|---|---|---|---|
| | No. of shares | % holding | No. of shares | % holding |
| Kolte Patil Developers Limited*(KPDL) | 3,750.00 | 100.00% | 3,750.00 | 100.00% |
| | **3,750** | **100%** | **3,750** | **100%** |

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

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

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SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
Notes to the Financials Statements
(all amounts in ₹. Hundreds unless otherwise stated)

## 12 Other Equity

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Reserves and surplus*** | | |
| **Capital Redemption Reserve** | | |
| Opening balance | 6,25,000.00 | 6,25,000.00 |
| Add: Additions for the year | - | - |
| Transferred from surplus in Statement of Profit and Loss | - | - |
| Others | - | - |
| Less: Utilised / transferred during the year | - | - |
| Closing Balance | 6,25,000.00 | 6,25,000.00 |
| **Retained Earnings (refer note below)** | | |
| Opening balance | 88,673.58 | 68,662.14 |
| Add: Profit/(loss) for the year | -979.56 | 20,011.44 |
| | 87,694.02 | 88,673.58 |
| **Corporate Guarantee** | | |
| Add: Guarantee issued during the year | -50,260.00 | - |
| Closing balance | -50,260.00 | |
| | **6,62,434.02** | **7,13,673.58** |

* Refer Statement of changes in equity for movement in other equity balances.

**Retained earnings**

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

## 13 Other Non Current Financial Liabilities

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Retention | 422 | - |
| | **422** | **-** |

## 14 Other non Current Liabilities

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Financial Guarantee contract | 46,730.80 | - |
| (b) Retention | - | - |
| | **46,730.80** | **-** |

## 15 Borrowings

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Unsecured** | | |
| (a) Intercorporate Deposits (refer note below) | 2,17,912.82 | 1,02,913.10 |
| | **2,17,912.82** | **1,02,913.10** |

**Intercorporate deposits:**
The Loan from Related party carries an Interest Rate of 11.20% and repayable on demand.

## 16 Trade Payables

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Payable to Micro, Small and Medium Enterprises (MSME) | - | - |
| (b) Payable to Other than MSME | | |
| (i) Trade payables for rendering of Services | 5,926.50 | 685.44 |
| | **5,926.50** | **685.44** |

| Particulars | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|
| | Less than 1 year | 1-2 Years | 2-3 Years | More than 3 years | |
| (i) Micro, Small and Medium Enterprises (MSME) | - | - | - | - | **-** |
| (ii) Others | 5,926.50 | - | - | - | **5,926.50** |
| (iii) Disputed Dues - Micro, Small and Medium Enterprises (MSME) | - | - | - | - | - |
| (iii) Disputed Dues - Others | - | - | - | - | - |

**Due to Micro, Small and Medium Enterprises**

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSMED Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2024 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the MSMED Act is not expected to be material. The Company does not have any principal or interest dues to micro and small enterprises as at 31 March 2024: Nil ( 31 March 2023: Nil)

## 17 Other Current Liabilities

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Statutory Liabilities | 9,916.47 | 181.68 |
| (b) Other payables. | | |
| Provision for expenses | 900.00 | 450.00 |
| Advance from Customers | 13,800.00 | - |
| | **24,616.47** | **631.68** |

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**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

## 4 Other Income

| Particulars | For the year ended 31st March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| (a) Other non-operating income | 3,676.12 | 30,143.48 |
| | **3,676.12** | **30,143.48** |

## 6 Other Expenses

| Particulars | For the year ended 31st March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| (a) Legal & Professional charges | 1,344.80 | 669.80 |
| (b) Office expenses | 3,061.12 | 197.55 |
| (c) Bank charges | 15.21 | 86.44 |
| (d) Rates and taxes | 820.60 | 132.00 |
| (e) Property Tax | - | 429.20 |
| (f) Electricity Charges | 850.20 | - |
| (g) Interest on Income Tax | 278.62 | - |
| (h) Printing & Stationary | 49.91 | - |
| (i) Subscription & Renewal Charges | 562.86 | - |
| (j) Telephone Charges | 185.07 | - |
| (k) Conveyance Expenses | 31.50 | - |
| | **7,199.89** | **1,514.99** |

SYLVAN ACRES REALTY PRIVATE LIMITED
CIN : U70102PN2005PTC021479
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

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

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| As auditor | | |
| - Statutory Audit | 1,000.00 | 500.00 |
| | **1,000.00** | **500.00** |

**18 Income tax**

**A Amounts recognised in statement of profit and loss**

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Current Income Tax:** | | |
| Current income tax charge | - | 7,220.64 |
| | - | 7,220.64 |
| **Tax expenses related to earlier years** | - | 1,396.42 |
| Deferred tax due to difference in carrying amount of PPE | -59.72 | - |
| Defferred tax due to cary forward of business losses | 2,796.26 | |
| **Income tax (credit) / expense reported in the statement of profit or loss** | **2,736.54** | **8,617.06** |

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

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| **Profit/(Loss) before tax** | **-3,716.10** | **28,628.50** |
| Domestic tax rate | 25.22% | 25.22% |
| Tax using the Company's domestic tax rate | - | **7,220.64** |
| **Effect of:** | | |
| Temporary difference arising from | | |
| Current year losses for which no deferred tax asset is recognised | - | |
| **Tax expenses reported in the statement of profit or loss** | **-** | **7,220.64** |

**C Unrecognised deferred tax assets**

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profit will be available against which the Company can use the benefits therefrom:

-

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| Unabsorbed business losses* | - | 9,566.60 |
| | **-** | **9,566.60** |

* The unabsorbed business loss can be carried forward only for a period of 8 years from the year they arise.

(This space is intentionally left blank)

**19 Earnings per share**

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

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

| **Particulars** | **As at 31st March 2024** | **As at 31 March 2023** |
|---|---|---|
| Total comprehensive income as per statement of profit and loss | -979.56 | 20,011.44 |
| **Net profit/(loss) for basic and diluted earnings** | **-979.56** | **20,011.44** |

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

| **Particulars** | **As at 31st March 2024** | **As at 31 March 2023** |
|---|---|---|
| Number of equity shares at the beginning of the year | 3,750.00 | 3,750.00 |
| Add: Weighted average number of equity shares issued during the year | - | - |
| Number of weighted average equity shares considered for calculation of basic and diluted earnings per share | **3,750.00** | **3,750.00** |

**(iii) Earnings per share:**

| **Particulars** | **As at 31st March 2024** | **As at 31 March 2023** |
|---|---|---|
| Basic and dilutive* | (0.26) | 5.34 |

* The Company has no potential dilutive instruments

**20 Expenditure on corporate social responsibility activities**

Since the Company does not meet the criteria specified in Section 135 of the Companies Act, 2013, the Company is not required to spend any amount on activities related to corporate social responsibility for the year ended March 31, 2024.

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

**21 Related parties disclosures**

**a) Names of related parties and description of relationship:**

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

**b) Related party transactions:**

| Nature of Transaction | Related Party | For the year ended 31st March 2024 | For the year ended 31 March 2023 |
|---|---|---|---|
| **Interest on ICD** | Kolte Patil Developers Limited | 148.53 | - |
| **Reimbursement of expenses - Reimbursement for stautotory payments** | Kolte Patil Developers Limited | 3,868.71 | -29,749.49 |
| **Reimbursement of expenses - Reimbursement for office and** | Kolte Patil Developers Limited | 2,082.57 | 17,824.08 |
| **Reimbursement of Expenses** | Rakesh A Kini | 681.60 | |
| **Intercorporate deposit received(Including interest accured but not due)** | Kolte Patil Developers Limited | 1,14,999.72 | 1,02,913.10 |

**Amounts outstanding as at the balance sheet date:**

| Particulars | Related Party | For the year ended 31st March 2024 | For the year ended 31 March 2023 |
|---|---|---|---|
| **Other non-current assets** | | | |
| Capital Advance | Ankit enterprises | 6,62,688.73 | 6,62,688.73 |
| **Borrowings** | | | |
| **Intercorporate deposit (Including interest accured but not due)** | Kolte Patil Developers Limited | 2,17,912.82 | 1,02,913.10 |

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

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

**G C S Mani**
Partner
Membership number: 036508

Place: Bengaluru
Date:20-05-2024

**Rajkumar V R Pathanelavanki**
Director
DIN: 06994321

Place: Bengaluru
Date:20-05-2024

**Rakesh A Kini**
Director
DIN: 08174518

Place: Bengaluru
Date:20-05-2024

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

## 22 Financial instruments - Fair values and risk measurement

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

| | Carrying value as at | | Fair value as at | |
|---|---|---|---|---|
| | As at 31st March 2024 | As at 31 March 2023 | As at 31st March 2024 | As at 31 March 2023 |
| **Financial assets** | | | | |
| **Financial assets measured at amortised cost** | | | | |
| Other financial assets | - | - | - | - |
| Trade receivable | - | - | - | - |
| Cash and cash equivalents | 49,018.67 | 81,671.50 | - | - |
| **Total assets** | **49,018.67** | **81,671.50** | **-** | **-** |
| **Financial liabilities** | | | | |
| **Financial liabilities measured at amortised cost** | | | | |
| Trade payables | 5,926.50 | 685.44 | - | - |
| Inter-Corporate Deposit from Related Party | 2,17,912.82 | 1,02,913 | - | - |
| **Total liabilities** | **2,23,839.32** | **1,03,598.54** | **-** | **-** |

**Note:**

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

**Transfers between Level 1, Level 2 and Level 3**
There were no transfers between Level 1, Level 2 or Level 3 during the year ended 31 March 2024 and 31 March 2023 respectively.

**Exposure to liquidity risk**

| **Particulars** | **Carrying Value** | **Contractual Cash flows** | | | | |
|---|---|---|---|---|---|---|
| | | **Total** | **1 year or less** | **1-3 years** | **3-5 years** | **More than 5 years** |
| **As at 31 March 2024** | | | | | | |
| Borrowings | 2,17,912.82 | 2,17,912.82 | 2,17,912.82 | | | |
| Other non-current financial liabilities | 421.58 | 421.58 | | 421.58 | | |
| Trade and other payables | 5,926.50 | 5,926.50 | 167.65 | | | |

| **Particulars** | **Carrying Value** | **Contractual Cash flows** | | | | |
|---|---|---|---|---|---|---|
| | | **Total** | **1 year or less** | **1-3 years** | **3-5 years** | **More than 5 years** |
| **As at 31 March 2023** | | | | | | |
| Borrowings | 1,02,913.10 | 1,02,913.10 | 1,02,913.10 | | | |
| Trade and other payables | 685.44 | 685.44 | | 685.44 | | |

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**23 Financial risk management**

The Company has exposure to following risks arising from financial instruments-
- market risk [refer (a) below]
- credit risk [refer (b)
- liquidity risk [refer ( c) below]

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

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

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

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

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

***Interest rate risk***
Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company have borrowings during the year from its Holding Company in the form of ICD. The Company's exposure to the risk of changes in interest rates relates primarily to its long-term debt obligations with fixed interest rates.

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

**b) Credit risk**

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

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

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

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

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

**Cash and cash equivalents (including bank balances and fixed deposits with banks):**
Credit risk on cash and cash equivalent is limited as the Company generally transacts with banks and financial institutions with high credit ratings assigned by international and domestic credit rating agencies.

**(c) Liquidity Risk**

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

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

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

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

## 24 Capital management

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

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

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising of current liabilities less cash and cash equivalents. Adjusted equity comprises all components of equity. The Company's adjusted net debt to equity ratio at 31 March 2023 and 31 March 2022 was as follows:

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| Total liabilities | 2,48,455.79 | 1,04,737.50 |
| Less: Cash and bank balances | -49,018.67 | -81,671.50 |
| Adjusted net debt | **1,99,437.12** | **23,066.00** |
| Total equity | 10,37,434.02 | 10,88,673.58 |
| Adjusted equity | **10,37,434.02** | **10,88,673.58** |
| **Adjusted net debt to equity ratio** | **0.19** | **0.02** |

## 25 Additional Regulatory Information

(i) The title deeds to land and building as disclosed under Property, Plant and Equipment are held in the name of the Company.

(ii) There are no proceedings that have been initiated or pending against the Company for holding any any benami property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the Rules made thereunder. -

(iii) The Company has no borrowings from banks or financial institutions on the basis of security of current assets, hence for the year ended March 2023, the Company is not required to file any quaterly statements or returns with Banks and Financial Institutions. -

(iv) The Company has not been declared as a wilful defaulter by any bank or financial institution or any other lender

(v) The Company has no transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.

(vi) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(vii) The following are details of companies not complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

(viii) Scheme of Arrangements
There are no scheme of arrangements.

(ix) The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year ended March 2023.

(x) Utilisation of Borrowed Funds and Share premium

(A) The Company has not 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(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).

(B) The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

The Company declares that the Relevant Provisions of the FEMA Act ,1999 and Companies Act have been Complied with and are not in violation of the Prevention of Money-Laundering Act ,2002.

## 26 Analytical Ratios

**(a) Ratios for the year ended March 2024**

| Ratios | Numerator | Denominator | Ratio as at 31 March 2024 | Ratio as at 31 March 2023 | % Variance | Reason for Variance |
|---|---|---|---|---|---|---|
| (a) Current Ratio | Current Assets | Current Liabilities | 2.55 | 5.05 | 97.99% | Decrease in Current Ratio is due to Increase in Borrowings |
| (b) Debt- Equity Ratio | Total Debt | Total Equity | 0.19 | 0.09 | -52.88% | Due to the ICD Borrowed from Holding Company and Guarantee contract |
| (c) Debt Service Coverage Ratio | EBIT | Interest + Principal Repayment | NA | NA | NA | The Company does not have any earnings during the year |
| (d) Return on Equity Ratio | Net Profit | Share Holder's Equity | NA | NA | NA | The Company has not earned profit during the year |
| (e) Inventory Turnover Ratio | Cost of goods sold | Average Inventory | NA | NA | NA | The Company has not sold goods during the year |
| (f) Trade Receivables Turnover Ratio | Credit Sales | Average accounts receivables | NA | NA | NA | The Company has not generated revenue furing the year |
| (g) Trade Payables Turnover Ratio | Credit Purchases | Average accounts payables | 1.60 | 0.47 | -70.85% | The improvement in this ratio is due to increased purchases made during the year |
| (h) Net capital Turnover Ratio | Turnover | Working Capital of current period | NA | NA | NA | The Company has not generated revenue furing the year |
| (i) Net Profit Ratio | Net Profit | Revenue From Operations | NA | NA | NA | The Company has not generated revenue furing the year |
| (j) Return on capital employed | EBIT | Total Equity + Borrowings | NA | NA | NA | The Company does not have any earnings during the year |
| (j) Return on Investment | EBIT | Total Equity | NA | NA | NA | The Company does not have any earnings during the year |

**(b) Ratios for the year ended March 2023**

| Ratios | Numerator | Denominator | Ratio as at 31 March 2023 | Ratio as at 31 March 2022 | % Variance | Reason for Variance |
|---|---|---|---|---|---|---|
| (a) Current Ratio | Current Assets | Current Liabilities | 5.05 | 24.06 | 376.11% | NA |
| (b) Debt- Equity Ratio | Total Debt | Total Equity | 0.09 | - | - | NA |
| (c) Debt Service Coverage Ratio | EBIT | Interest + Principal Repayment | - | - | - | NA |
| (d) Return on Equity Ratio | Net Profit | Share Holder's Equity | 0.02 | -0.00 | -107.28% | Due to reduction in Net Loss |
| (e) Inventory Turnover Ratio | Cost of goods sold | Average Inventory | -0.13 | -0.02 | -86.13% | Increase in CWIP on account of Development of Raaga Phase-3 Project |
| (f) Trade Receivables Turnover Ratio | Credit Sales | Average accounts receivables | - | - | - | NA |
| (g) Trade Payables Turnover Ratio | Credit Purchases | Average accounts payables | 0.47 | 0.58 | 23.73% | Due to Decrease in Credit Purchase & Proportionate Increase in average Trade Payble. |
| (h) Net capital Turnover Ratio | Turnover | Working Capital of current period | - | - | - | NA |
| (i) Net Profit Ratio | Net Profit | Revenue From Operations | - | - | - | NA |
| (j) Return on capital employed | EBIT | Total Equity + Borrowings | 0.02 | -0.00 | -105.68% | Due to reduction in Net Loss |
| (j) Return on Investment | EBIT | Total Equity | 0.03 | -0.00 | -105.19% | Due to reduction in Net Loss |

## 27 Other Notes

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

Confirmations in respect of some of the receivables/sundry creditors have been received. Where ever confirmations in respect of these are not received, they are subject to confirmations/reconciliations or adjustments if any.

The notes referred to above form an integral part of these Financial Statements.

As per our report of even date attached

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

**for** and on behalf of the Board of Directors of
**SYLVAN ACRES REALTY PRIVATE LIMITED**

**G. C. S. Mani**
*Partner*
Membership number: 027388

Place: Bengaluru
Date:20-05-2024

**Rajkumar V R Pathanelavanki**
*Director*
DIN: 06994321

Place: Bengaluru
Date:20-05-2024

**Rakesh A Kini**
*Director*
DIN: 08174518

Place: Bengaluru
Date:20-05-2024

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Sub Schedules to Financials Statements**

## 11 Share Capital

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| Equity Share Capital | | |
| Paid up share capital | 3,75,000.00 | 3,75,000.00 |
| **Liabilities Total** | **3,75,000.00** | **3,75,000.00** |

## 12 Reserves and Surplus

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| Capital Redemption Reserve | 6,25,000.00 | 6,25,000.00 |
| Surplus in the Statement of Profit and Loss | 88,673.56 | 68,662.14 |
| **Liabilities Total** | **7,13,673.56** | **6,93,662.14** |

## 15 Short Term Borrowings

In `

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Loans and advances from related parties | | |
| Secured | | |
| Unsecured | 2,17,912.82 | 1,02,913.10 |
| **Liabilities Total** | **2,17,912.82** | **1,02,913.10** |

## 16 Trade Payables

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| Trade Payables | | |
| (a) Payable to Micro, Small and Medium Enterprises (MSME) | - | - |
| (a) Payable to Other than MSME | | |
| (i) Trade payables for rendering of Services | 5,926.50 | 685.44 |
| **Liabilities Total** | **5,926.50** | **685.44** |

## 17 Other Current Liabilities

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Statutory Liabilities | | |
| TDS Payable | 869.67 | 181.68 |
| GST Payable | 9,046.80 | - |
| IT Payable | - | 507.28 |
| (b) Other Payables | | |
| Bigshare Services Pvt Ltd | | - |
| Audit fees | 900.00 | 450.00 |
| Retention- Ganesha Earth Movers | 421.58 | - |
| Hemanth | 4,500.00 | |
| Jay Iyer | 2,000.00 | |
| Musalannagiri Manoj Kumar | 4,300.00 | |
| Rajeev | 3,000.00 | |
| Payable to kolte patil | - | - |
| **Liabilities Total** | **25,038.05** | **1,138.96** |

## 7 Other non-current assets

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Other Receivables | | |
| TDS Receivable | 1,408.82 | 1,408.82 |
| Capital advance | 6,62,688.73 | 6,62,688.73 |
| Advance to Supplier | 2,400.00 | 33,931.50 |
| Prepaid Expenses | 39,853.34 | - |
| **Asset Total** | **7,06,350.89** | **6,98,029.05** |

## 8 Inventories

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Projects under development | | |
| Cost of Land | | |
| **Opening Balance** | 3,42,368.95 | 3,42,368.95 |
| Add: Purchases | | - |
| Less: Sold | | - |
| **Closing Balance** | **3,42,368.95** | **3,42,368.95** |
| (b) Projects under development | | |
| Cost of development | | |
| **Opening Balance** | 67,466.35 | 21,619.23 |
| Add: Costs Incurred During the Financial Year | | |
| Architect Fees | 13,182.72 | 27,600.67 |
| Professional fees | 1,728.70 | 3,264.44 |
| Development Charges | 23,524.78 | 5,223.26 |
| NOC Charges | - | 8,221.25 |
| House Keeping Charges | 1,232.43 | - |
| Insurance Charges-Project | 2,553.90 | - |
| Plan Sanction Charges | 50,093.08 | - |
| Repair & Maintenance | 72.68 | - |
| Security Charges-Site | 6,417.11 | - |
| Transportation Charges | 54.00 | - |
| Purchase of Blocks | 789.42 | - |
| Purchase of Cement | 886.12 | - |
| Purchase of Electrical Items | 1,421.94 | - |
| Purchase of Jelly | 36.95 | - |
| Purchase of Plumbing & Hardware Items | 577.70 | - |
| Purchase of Readymix | 1,659.89 | - |
| Purchase of Sand | 1,144.92 | - |
| Purchase of Steel | 38,324.50 | 1,537.50 |
| Less: Incomes Earned Pertaining to the Above | | |
| **Closing Balance** | **2,11,167.19** | **67,466.35** |
| (c) Finance Cost | | |
| **Opening Balance** | 3,875.22 | - |
| Add: Finance Costs Capitalised During the Financial Year | 14,852.91 | 3,875.22 |
| **Closing Balance** | **18,728.13** | **3,875.22** |
| **Asset Total** | **5,72,264.27** | **4,13,710.52** |

## 9 Cash and cash equivalents

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Balances with banks | | |
| Current acccount | 48,954.07 | 985.35 |
| (b) Cash on hand | 64.60 | 90.28 |
| (c) Other Bank Balances | | |
| bank deposits with original maturity of more than 3 months and less than 12 mo | - | 80,595.87 |
| **Asset Total** | **49,018.67** | **81,671.50** |

## 4 Other Income

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| (a) Other non-operating income | | |
| INDAS Revenue on Financial Guarantee Contract | 3,529.20 | - |
| Interest on Income tax refund | - | 29,481.40 |
| Interest on Fixed Deposit | 146.92 | 662.08 |
| **Income Total** | **3,676.12** | **30,143.48** |

## 7 Finance Cost

In `

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| In Rupees | | |
| (a) Interest Expenses | | |
| - loans from related parties | - | - |
| **Expenses Total** | **-** | **-** |

## 6 Other Expenses

| Particulars | Amount | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Rates and Taxes | | 820.60 | 132.00 |
| Other rate, tax, duty or cess incl. STT and CTT | 771.60 | | |
| Roc Fees & Other | 49.00 | | |
| Legal and Professional Fees | | 1,000.00 | 500.00 |
| In Rupees | | | |
| (i) Audit Fees | | | |
| Statutory Audit | 1,000.00 | | |
| Office Expenses | | 3,061.12 | 197.55 |
| | 3,061.12 | | |
| Bank Charges | | 15.21 | 86.44 |
| | 15.21 | | |
| Professional Fees | | 344.80 | 169.80 |
| | 344.80 | | |
| Conveyance Expenses | | 31.50 | - |
| | 31.50 | | |
| Property Tax | | - | 429.20 |
| | - | | |
| Electricity Charges | | 850.20 | - |
| | 850.20 | | |
| Interest on Income Tax | | 278.62 | - |
| | 278.62 | | |
| Printing & Stationary | | 49.91 | - |
| | 49.91 | | |
| Subscription & Renewal Charges | | 562.86 | - |
| | 562.86 | | |
| Telephone Charges | | 185.07 | - |
| | 185.07 | | |
| **Expenses Total** | | **7,199.89** | **1,514.99** |

**SYLVAN ACRES REALTY PRIVATE LIMITED**
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**Notes to the Financials Statements**
(all amounts in ₹. Hundreds unless otherwise stated)

**1 Current ratio**
Current Ratio = Current assets/Current liabilities

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Current Assets | A | 6,34,175.36 | 5,29,313.53 |
| Current Liabilities | B | 2,48,455.79 | 1,04,737.50 |
| **Current ratio** | **C=A/B** | **2.55** | **5.05** |

**2 Debt equity ratio**
Debt equity ratio = Total liabilities / Total

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Total debt | A | 2,01,057.51 | 99,425.41 |
| Total Equity | B | 10,37,434.02 | 10,88,673.58 |
| **Debt equity ratio** | **C=A/B** | **0.19** | **0.09** |

Computation of debt

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Long-term borrowings | | 2,01,057.51 | 99,425.41 |
| Short-term borrowings | | - | - |
| Current maturities of LT debt | | - | - |
| | | **2,01,057.51** | **99,425.41** |

**3 Debt service coverage ratio (DSCR)**
DSCR = Earnings before interest and tax / (interest + principal repayment)

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Earnings before interest and tax | A | -3,716.10 | 28,628.50 |
| Interest expense | B | - | - |
| Principal repayments | C | - | - |
| **DSCR** | **D=A/(B+C)** | **-** | **-** |

**4 Return on Equity Ratio (ROE)**
Return on Equity Ratio (ROE) = Net Profit/Share holder's equity

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Net Profit | A | -979.56 | 20,011.44 |
| Average Share holder's equity | B | 10,37,434.02 | 10,88,673.58 |
| | | | - |
| | **A/B** | **-0.00** | **0.02** |

**5 Inventory turnover ratio**
Inventory turnover Ratio = COGS/ average inventory receivables

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| COGS | A | -1,58,553.74 | -49,722.34 |
| Inventory of Current period | | 5,72,264.27 | 4,13,710.53 |
| Inventory on one year prior | | 4,13,710.53 | 3,63,988.18 |
| Average Inventory | B | 4,92,987.40 | 3,88,849.36 |
| **Inventory turnover ratio** | **C=A/B** | **-0.32** | **-0.13** |

**6 Debtors turnover ratio**

Debtors turnover Ratio = Credit sales/ average accounts receivables

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Credit Sales | A | - | - |
| Accounts receivables of current period | | - | - |
| Accounts receivables of previous year | | - | - |
| Average accounts receivables | B | - | - |
| **Debtors turnover ratio** | **C=A/B** | **-** | **-** |

**7 Creditors turnover ratio**

Creditors turnover Ratio = Credit purchases/ average accounts payables

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Credit Purchases | A | 5,926.50 | 685.44 |
| Accounts payables of current period | | 5,926.50 | 685.44 |
| Accounts payables of previous period | | 1,466.50 | 2,247.56 |
| Average accounts payables | B | 3,696.50 | 1,466.50 |
| **Creditors turnover ratio** | **C=A/B** | **1.60** | **0.47** |

**8 Net Capital Turnover Ratio**

Turnover / Working Capital

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Turnover | A | - | - |
| Closing Working Capital | B | 3,85,719.57 | 4,24,576.03 |
| | **A/B** | **-** | **-** |

**9 Net Profit Ratio**

Net Profit/ Total Income

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Net Profit | A | -979.56 | 20,011.44 |
| Total Turnover | B | - | - |
| | **A/B** | **0** | **0** |

**10 Return on capital employed**

Earnings before interest and tax / Total Equity

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Earnings before interest and tax | A | -3,716.10 | 28,628.50 |
| Total Equity +Borrowings | B | 12,55,346.84 | 11,91,586.68 |
| Deferred Tax Liability | C | - | - |
| | **A/(B+C)** | **-0.00** | **0.02** |

**11 Return on Investment**

Earnings before interest and tax / Total Equity

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| Profit before Tax | A | -3,716.10 | 28,628.50 |
| Total Equity | B | 10,37,434.02 | 10,88,673.58 |
| | **A/B** | **-0.00** | **0.03** |

| SL.No. | Particulars | Due date of payment | Amount outstanding | 31-Mar-24 | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | | | | 31-Mar-24 | Less than 1 year | 1-2 Years | 2-3 Years | More than 3 years | |
| 1 | MSME | | - | | - | - | - | - | - |
| 2 | Others | | | | | | | | |
| | Adithya Info Tech | 27-Nov-23 | 4,189 | 125 | 4,189 | - | - | - | 4,189 |
| | Exozen Facility Management Services Pvt Ltd | 30-Aug-23 | 97,882 | 214 | 97,882 | | | | 97,882 |
| | Ganesha Earth Movers | 19-Oct-23 | 44,329 | 164 | 44,329 | | | | 44,329 |
| | Hercules Squad Security Pvt Ltd | 07-Mar-24 | 5,582 | 24 | 5,582 | | | | 5,582 |
| | Hercules Squad Task Force | 09-Feb-24 | 13,216 | 51 | 13,216 | | | | 13,216 |
| | Karnataka Motors Rewinding Co. | 27-Oct-23 | 1,108 | 156 | 1,108 | | | | 1,108 |
| | Laskea IT Solutions PvtLtd | 29-Feb-24 | 8,586 | 31 | 8,586 | | | | 8,586 |
| | Moolchand Kumawat | 08-Sep-23 | 23,818 | 205 | 23,818 | | | | 23,818 |
| | North East Dataa Network Pvt Ltd | 28-Mar-24 | 9,783 | 3 | 9,783 | | | | 9,783 |
| | N.S.V.M & ASSOCIATES | 31-Mar-24 | 13,500 | - | 13,500 | | | | 13,500 |
| | RSP DESIGN CONSULTANTS INDIA PVT LTD | 27-Mar-24 | 2,91,600 | 4 | 2,91,600 | | | | 2,91,600 |
| | Sri Karagadamma Devi Water Supply | 31-Mar-24 | 1,200 | - | 1,200 | | | | 1,200 |
| | Yashwanth Enterprises | 04-Mar-24 | 77,857 | 27 | 77,857 | | | | 77,857 |
| 3 | Disputed dues- MSME | | - | | - | - | - | - | - |
| 4 | Disputed dues- others | | - | | - | - | - | - | - |
| | **Grand Total** | | 5,92,650 | | 5,92,650 | | | | 5,92,650 |

SYLVAN ACRES REALTY PVT LTD

Fixed Assets - Tangible

AS PER COMPANIES ACT-2013 (Schedule-II)-Depreciation Rules

| S.No. | Particulars | Life of Asset considered (No.of. Years) | Gross Block | | | | Depreciation | | | | | | | | WDV | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Balance As on 01.04.2023 | Additions 01.04.2023 to 31.03.2024 | Deletions 01.04.2022 to 31.03.2024 | Balance As on 31.03.2024 | Balance As on 01.04.2023 | Depreciation for Q1 | Depreciation for Q2 | Depreciation for Q3 | Depreciation for Q4 | Deletion of Assets | Impair of assets | Accumulated Deprecication as on 31.03.2024 | As on 31.03.2024 | As on 31.03.2023 |
| 1 | OFFICE EQUIPMENT | 10 | - | 2,86,414 | - | 2,86,414 | - | - | 5,591 | 6,858 | 6,784 | - | - | 19,233 | *2,67,181* | - |
| | | | | | | | | | | | | | | | | |
| **TOTAL** | | | **-** | **2,86,414** | **-** | **2,86,414** | **-** | **-** | **5,591** | **6,858** | **6,784** | **-** | **-** | **19,233** | **2,67,181** | **-** |

**SYLVAN ACRES REALTY PRIVATE LIMITED**
**CIN : U70102PN2005PTC021479**
**Notes to the Financials Statements**
**(all amounts in ₹. Hundreds unless otherwise stated)**

## 5 Property Plant and Equipment

**The changes in the carrying value of Property, Plant and**

In ₹ '00

| Particulars | Office Equipment | Total |
|---|---|---|
| **Gross Block** | | |
| **Balance as at 01 April 2022** | - | - |
| Additions | - | - |
| Disposals | - | - |
| **Balance as at 31 March 2023** | - | - |
| **Balance as at 01 April 2023** | - | - |
| Additions | 2,864 | 2,864 |
| Disposals | - | - |
| **Balance as at 31 March 2024** | **2,864** | **2,864** |
| **Accumulated Depreciation** | | |
| **Balance as at 01 April 2022** | - | - |
| Additions | - | - |
| Disposals | - | - |
| **Balance as at 31 March 2023** | - | - |
| **Balance as at 01 April 2023** | - | - |
| Additions | 192 | 192 |
| Disposals | - | - |
| **Balance as at 31 March 2024** | **192** | **192** |
| **Carry Amount (Net)** | | |
| **Balance as at 31 March 2023** | - | - |
| **Balance as at 31 March 2023** | **2,672** | **2,672** |

**1 Company background**

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

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

**2 Basis of preparation of financial statements**

**i) Statement of compliance**

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) under historical cost convention on accrual basis as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of Companies Act, 2013, (the 'Act') and other relevant provisions of the Act.
On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from 1 April 2021. The preparation of financial statements is after taking into consideration the effect of the amended Schedule III, to the extent relevant to the presentation requirements of Division II of Schedule III. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

The financial statements were authorised for issue by the Company's Board of Directors on 20 May 2024.

**3 Significant accounting polices**

**3.1 Functional and presentation currency**

These financial statements are presented in Indian Rupees, which is also the Company's functional currency. All the amounts have been rounded- off to the nearest millions, unless otherwise indicated.

**3.2 Basis of measurement**

The financial statements have been prepared on a historical cost basis, except for certain investments in equity instruments which is measured at fair value.

**3.3 Use of estimates and judgements**

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

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

**Assumptions and estimation uncertainties**

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

**3.4 Measurement of fair values**

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

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

The management regularly reviews significant unobservable inputs and valuation adjustments.

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

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

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

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

**Current versus non-current classification**

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

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

All other assets are classified as non-current.

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

The Company classifies all other liabilities as non-current.

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

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

**3.5 Foreign currency**

**Foreign currency transactions**

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

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

**3.6 Financial instruments**

**(i) Recognition and initial measurement**

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

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

**(ii) Classification and subsequent measurement**

***Financial assets***

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

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

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

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

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

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

***Financial assets: Business model assessment***

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

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

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

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

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

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

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

- contingent events that would change the amount or timing of cash flows;

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

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

***Financial assets: Subsequent measurement and gains and losses***

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

***Financial assets: Subsequent measurement and gains and losses***

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

***Financial liabilities: Classification, subsequent measurement and gains and losses***

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

**(iii) Derecognition**

***Financial assets***

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

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

***Financial liabilities***

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

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

**(iv) Offsetting**

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

**3.7 Property, plant and equipment and other intangible assets**

**Property, plant and equipment:**

PPE is shown at the original cost of acquisition or construction, including non-refundable taxes and duties (net of tax credits as applicable), interest on borrowing up to the period of time the Asset is available for its intended use, foreign exchange differences as per para 46A of AS 11 and other incidental expenses relating to the acquisition and installation of the particular asset at cost less accumulated depreciation and impairment, if any, as intended by the management. The company depreciates PPE, over their estimated life time using SLM.

Depreciation methods, useful life, residual values are reviewed periodically. Useful life of the assets is as prescribed in Schedule III.

Subsequent expenditure relating to PPE are capitalized only when it is probable that future economic benefits associated with these will flow to the company for a minimum period of 12 months and cost of the item can be measured reliably. Such assets are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Repairs and maintenance cost are recognized in the Statement of Profit & Loss when incurred.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

**Depreciation**

Schedule II to the Companies Act 2013, requires systematic allocation of the depreciable amount on an asset over its useful life. The Depreciable amount of an Asset is the cost of the asset or other amount substituted for cost less its residual value. The Company has adopted useful life for various categories of Assets as specified in Part C of Schedule II of the Act. Part C of Schedule II also specifies that the residual value should be taken at not more than 5 % of the cost of the Asset. Depreciation is recognised on a straight-line basis over the estimated useful lives of assets.

**b) Intangible Assets –**

Intangible assets that are acquired by the Company and that have finite useful lives are measured at cost less accumulated amortisation and accumulated impairment losses, if any. Subsequent expenditures are capitalised only when they increase the future economic benefits embodied in the specific asset to which they relate Intangible assets are de-recognised either on their disposal or where no future economic benefits are expected from their use. Gain or loss arising on such de-recognition is recognised in Statement of profit or loss, and are measured as the difference between the net disposal proceeds, if any, and the carrying amount of respective intangible assets as on the date of de-recognition

**Amortisation**

Amortisation is recognised on a straight-line basis over the estimated useful lives of intangible assets. Intangible assets that are not available for use are amortised from the date they are available for use. The estimated useful life and the amortisation method for intangible assets with a finite useful life are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.The uselife of the Intangible assets are as follows:

**Retirement/Disposal:**

An item of property, plant and equipment and intangible asset is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment and intangible asset is determined as the difference between the sales proceeds and the carrying amount of property, plant and equipment and intangible asset and is recognised in the Statement of profit or loss. Further in cases where the depreciation on the assets have been fully written off, the residual value of 5% or the value continued in the books are carried forward without applying further depreciation on the same.

**Addition/Disposal of an asset:**

In case of Addition/sale of asset including assets discarded, demolished or destroyed during the financial year, the depreciation on such asset shall be calculated on a pro rata basis from the date of such addition or as the case maybe upto the date such asset has been sold, discarded, demolished or destroyed.

However, the Company not having any PPE or Intangibles, the compliance with above mentioned standard does not apply.

**3.8 Impairment**

**(i) Impairment of financial instruments**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Measurement of expected credit losses*

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

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

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

*Write-off*

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

**(ii) Impairment of non-financial assets**

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

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

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

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

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

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

**3.9 Provisions**

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

**3.10 Onerous contracts**

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

**3.11 Revenue**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

**Revenue from operations**

Revenue is recognized upon transfer of control of residential units to customers and on completion of critical obligation as per the customer contract, in an amount that reflects the consideration the Company expects to receive in exchange for those residential units. The Company shall determine the performance obligations associated with the contract with customers at contract inception and also determine whether they satisfy the performance obligation over time or at a point in time. In case of plotted development, the Company satisfies the performance obligation and recognises revenue at a point in time i.e., upon handover of the units of plots for residential use which coincides with the execution of sale deed.

**3.12 Leases**

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

a. the Contract involves the use of an identified asset

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

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

**Leases as Lessor**

Leases for which the Company is a lessor is classified as a finance or operating lease. When ever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.
When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.
For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

**Leases as Lessee**

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

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

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

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

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

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

### 3.13 Recognition of dividend income, interest income or expense

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

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

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

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

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

### 3.14 Income tax

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

**(i) Current tax**

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

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

**(ii) Minimum alternate tax ('MAT')**

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

**(iii) Deferred tax**

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

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

Deferred tax arising during the tax holiday period to the extent it is probable that it will be reversed during the tax holiday period has been ignored in computation of deferred tax.

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

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

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

### 3.15 Borrowing cost

Borrowing costs are interest and other costs incurred in connection with borrowings of funds. Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.

In case of extended periods during which activities necessary for bringing the asset ready for its intended use are not undertaken, the company suspends the capitalisation of borrowing cost to the asset.

Howeverr if the Company has a general borrowing, the interest attributable to the qualifying asset shall be capitalised at a capitalisation rate. The capitalisation rate shall be the weighted average of the borrowing cost applicable to the Company that are outstanding during the period, other than the borrowings made specifically for the purpose of obtaining the qualifying asset.

**3.16 Earnings per share**

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

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

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

**3.17 Operating segments**

In accordance with the requirements of Ind AS 108 - "Segment Reporting", the Company is primarily engaged in a business of leasing of office space and related interiors and has no other primary reportable segments. The Board of Directors of the Company allocate the resources and assess the performance of the Company, thus are the Chief Operating Decision Maker (CODM). The CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. Thus the segment revenue, segment result, total carrying amount of segment assets, total carrying amount of segment liabilities, total cost incurred to acquire segments assets, the total amount of charge for depreciation and amortisation during the year are all as reflected in the financial statements for the year ended 31 March 2023 and as on that date. As the Company operates in India only, hence no separate geographical segment is disclosed.

**3.18 Contingent liabilities**

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

**3.19 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.

**3.20 Earnings per share**

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

**3.21 Cash and cash equivalents**

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

**3.22 Statement of cash flows**

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated.