

Prozone Developers and Realtors Private Limited
Balance Sheet as at 31 March 2022

Particulars	Note No.	As at 31.03.2022	As at 31.03.2021
ASSETS			
Non-current assets			
Property, plant and equipment	2	33,850	18,730
<u>Financial Assets</u>			
Other financial assets	3	-	75,18,02,268
Other Non Current Assets	4	22,68,221	21,26,905
Income tax assets (net)	5	1,48,75,624	6,03,064
Total Non-current assets		1,71,77,695	75,45,50,967
Current assets			
<u>Financial Assets</u>			
Investments	6	42,48,45,124	-
Loans	7	9,28,20,795	10,15,37,327
Cash and cash equivalents	8	38,45,236	11,68,018
Other financial assets	3	22,12,65,875	2,86,09,350
Total Current assets		74,27,77,031	13,13,14,695
TOTAL ASSETS		75,99,54,725	88,58,65,662
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	9	5,00,010	5,00,010
Other Equity		(4,30,04,357)	(1,56,54,452)
Total Equity		(4,25,04,347)	(1,51,54,442)
Liabilities			
Non-current liabilities			
<u>Financial Liabilities</u>			
Borrowings	10	72,13,34,972	83,28,69,881
Other financial liabilities	11	4,35,00,000	-
Other non-current liabilities	12	40,47,318	3,10,57,402
Total Non-current liabilities		76,88,82,291	86,39,27,283
Current liabilities			
<u>Financial Liabilities</u>			
Trade payables	13	95,249	4,38,632
Other current liabilities	14	3,34,81,532	3,66,54,189
Total Current liabilities		3,35,76,781	3,70,92,821
TOTAL EQUITY AND LIABILITIES		75,99,54,725	88,58,65,662
* As restated pursuant to Amalgamation. Refer Note 19			
Notes form an integral part of these Ind AS standalone financial statements			
This is the Balance Sheet referred to in our audit report of even date			
For S G C O & Co. LLP		For and on behalf of the Board of Directors	
Chartered Accountants			
Firm Registration No : 112081W/W100184			
 Suresh Murarka		 Sudhanshu Chaturvedi	
Partner		Director	
Mem. No. 44739		DIN : 05151360	
		Prashant Koparde	
		Director	
		DIN :06838824	
Place : Mumbai		Place : Mumbai	
Date : 27.05.2022		Snehal Pawar	
		Company Secretary	

Prozone Developers and Realtors Private Limited
Statement of Profit and Loss for the year ended 31 March 2022

(Amount in Rs)

Particulars	Note No.	Year ended 31.03.2022	Year ended 31.03.2021
INCOME			
Other Income	15	4,18,41,794	3,01,64,487
Total Income		4,18,41,794	3,01,64,487
EXPENSES			
Employee benefits expense	16	21,88,880	15,01,396
Finance Cost	17	5,33,81,700	5,05,25,388
Depreciation	2	20,430	32,011
Other expenses	18	1,35,46,998	63,56,260
Total Expenses		6,91,38,008	5,84,15,055
Profit/(loss) before tax		(2,72,96,214)	(2,82,50,568)
Income Tax expense:			
- Current tax		-	-
- Short / (Excess) provision of tax		53,691	(5,98,000)
Total Income Tax expense		53,691	(5,98,000)
Profit/ (loss) for the year (A)		(2,73,49,905)	(2,76,52,568)
Other comprehensive income (OCI) (B)		-	-
Total comprehensive income/ (loss) for the year, net of tax (A+B)		(2,73,49,905)	(2,76,52,568)
Earning per Share (EPS)	19		
(per equity share of nominal value Rs. 2 each)			
Basic and diluted (in Rs.)		(109.40)	(110.61)
* As restated pursuant to Amalgamation. Refer Note 19			
Notes form an integral part of these Ind AS standalone financial statements			
This is the statement of profit and loss referred to in our audit report of even date			
For S G C O & Co. LLP		For and on behalf of the Board of Directors	
Chartered Accountants			
Firm Registration No : 112081W/W100184			
Suresh Murarka		Sudhanshu Chaturvedi	Prashant Koparde
Partner		Director	Director
Mem. No. 44739		DIN : 05151360	DIN :06838824
Place : Mumbai		Place : Mumbai	Snehal Pawar
Date : 27.05.2022		Date : 27.05.2022	Company Secretary

Prozone Developers and Realtors Private Limited
Cash Flow Statement for the year ended 31 March 2022

(Amount in Rs)

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
A. Cash Flow from Operating Activities:		
Net Profit /(Loss) before tax	(2,72,96,214)	(2,82,50,568)
Adjustments for :		
Depreciation	20,430	32,011
Interest Income	(35,61,948)	(35,94,785)
Amortisation of deferred liabilities	(3,06,17,021)	(2,65,69,702)
Gain/Loss on Sale of mutual funds	(17,24,345)	-
Fair value gain on investment in mutual funds	(45,38,481)	-
Other receivables written off	-	-
Interest expenses on Loan	2,30,63,349	2,55,55,032
Interest expense on financial liabilities carried at amortised cost	3,03,18,351	2,49,70,356
Operating profit before working Capital Changes	(1,43,35,878)	(78,57,656)
Adjustments for changes in working capital:		
(Increase) / Decrease in Other assets	(1,41,316)	(2,30,098)
Increase/(Decrease) in Trade Payables	(3,43,383)	(3,84,183)
Increase/(Decrease) in other financial liabilities	4,35,00,000	(51,83,81,545)
Increase/(Decrease) in Other current liabilities	4,34,279	(27,22,326)
Cash generated from / (used in) operations	2,91,13,702	(52,95,75,808)
Direct taxes paid	(1,43,26,251)	(2,69,609)
Net cash flow from / (used in) operating activities (A)	1,47,87,451	(52,98,45,417)
B. Cash Flow from Investing Activities:		
Purchase of Fixed Assets	(35,550)	-
(Increase) / Decrease in Loans and advances	87,16,532	(22,98,860)
(Increase) / Decrease in Other financial assets	55,91,45,743	-
Investment in mutual funds	(41,85,82,299)	-
Interest Income	35,61,948	3,01,64,487
Net cash flow from / (used in) investment activities (B)	15,28,06,374	2,78,65,627
C. Cash Flow from Financing Activities:		
Proceeds from long term borrowings (net)	(14,18,53,259)	52,81,37,833
Finance Cost	(2,30,63,349)	(2,55,55,032)
Net cash flow from / (used in) financing activities (C)	(16,49,16,608)	50,25,82,801
Net increase / (decrease) in cash and cash equivalents (A+B+C)	26,77,218	6,03,011
Cash and Cash Equivalents at the beginning of the year	11,68,018	5,65,007
Cash and Cash Equivalents at the end of the year	38,45,236	11,68,018
Components of cash and cash equivalents considered only for the purpose of cash flow statement		
In bank current accounts in Indian rupees	38,41,792	11,56,337
Cash in hand	3,444	11,681
	38,45,236	11,68,018

The Cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard - 7 ('Ind AS 7') on Cash Flow Statement prescribed in Companies (Indian Accounting Standard) Rules, 2015, notified under section 133 of the Companies Act, 2013.

Notes form an integral part of these Ind AS standalone financial statements

This is the Cash Flow Statement referred to in our audit report of even date

For S G C O & Co. LLP

Chartered Accountants

Firm Registration No : 112081W/W100184

For and on behalf of the Board of Directors

Suresh Murarka

Partner

Mem. No. 44739

Sudhanshu Chaturvedi

Director

DIN : 05151360

Prashant Koparde

Director

DIN :06838824

Place : Mumbai

Date : 27.05.2022

Place : Mumbai

Date : 27.05.2022

Snehal Pawar

Company Secretary

Prozone Developers and Realtors Private Limited
Statement of Changes in Equity for the year ended 31st March 2021

A) Equity share capital

Particulars	Number	Amount in Rs
Equity shares of Rs. 2 each issued, subscribed and paid		
As at 31 March 2020	2,50,000	5,00,000
Issue of equity shares	5	10
As at 31 March 2021	2,50,005	5,00,010
Issue of equity shares	-	-
As at 31 March 2022	2,50,005	5,00,010

Current reporting period

Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Retained balance at the beginning of the current reporting period	Changes in Equity share capital during the current year	Balance at the end of the current reporting period
6,00,000	-99,990	5,00,010	-	5,00,010

Previous reporting period

Balance at the beginning of the previous reporting period	Changes in Equity Share Capital due to prior period errors	Retained balance at the beginning of the previous reporting period	Changes in Equity share capital during the previous year	Balance at the end of the previous reporting period
5,00,000		5,00,000	1,00,000	6,00,000

B) Other equity

(Amount in Rs)

Particulars	Retained earnings	Other comprehensive income	Amalgamation Reserve	Total equity attributable to equity holders
As at 31 March 2020	1,19,98,116	-	-	1,19,98,116
Pursuant to Amalgamation (Refer note 19)				-
Total comprehensive income for the year	(2,76,52,568)	-		(2,76,52,568)
As at 31 March 2021	(1,56,54,452)	-	-	(1,56,54,452)
Equity portion of 0.01 % Optional Convertible Debentures (OCD) of Rs. 10,00,000/- each (Secured)				-
Total comprehensive income for the year	(2,73,49,905)	-		(2,73,49,905)
As at 31 March 2022	(4,30,04,357)	-	-	(4,30,04,357)

Notes form an integral part of these Ind AS standalone financial statements

This is the Statement of Changes in Equity referred to in our audit report of even date

For S G C O & Co. LLP

Chartered Accountants

Firm Registration No : 112081W/W100184

For and on behalf of the Board of Directors

Suresh Murarka

Partner

Mem. No. 44739

Sudhanshu Chaturvedi

Director

DIN : 05151360

Prashant Koparde

Director

DIN :06838824

Place : Mumbai

Date : 27.05.2022

Place : Mumbai

Date : 27.05.2022

Snehal Pawar

Company Secretary

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 1 Corporate Information

Prozone Developers and Realtors Private Limited ("the Company") is domiciled in India and is incorporated under the provisions of the Companies Act applicable in India.

Note 1.1 Basis of Preparation

(a) Statement of Compliance

These Ind AS standalone financial statements (hereinafter "Ind AS financial statements") have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 (the Act) and other relevant provisions of the Act.

Details of accounting policies are included in Note 1.2 to the Ind AS financial statements.

(b) Historical cost convention

These financial statements have been prepared on the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

1. Financial instruments measured at fair value through profit or loss, if applicable
2. Financial instruments measured at fair value through other comprehensive income, if applicable

(c) Functional and presentation currency

These Ind AS financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All the financial information have been presented in Indian Rupees (INR) and all amounts have been rounded-off to the nearest Indian Rupees, except for share data and as otherwise stated.

(d) 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.

Note 1.2 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements and in preparing the opening Ind AS balance sheet at 1 April 2016 for the purposes of the transition to Ind AS, unless otherwise indicated.

(a) Current vs non-current classification

Operating cycle

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

Current – non current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Assets

An asset is classified as current when it satisfies any of the following criteria:

- a. it is expected to be realised in, or is intended for sale or consumption in, the company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is expected to be realised within 12 months after the reporting date; or
- d. it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current financial assets. All other assets are classified as non current.

Liabilities

A liability is classified as current when it satisfies any of the following criteria:

- a. it is expected to be settled in the company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is due to be settled within 12 months after the reporting date; or
- d. the company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current financial liabilities. All other liabilities are classified as non current.

(b) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i) Financial Assets

A financial asset is

- (i) a contractual right to receive cash or another financial asset; to exchange financial assets or financial liabilities under potentially favourable conditions;
- (ii) or a contract that will or may be settled in the entity's own equity instruments and a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments; or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Initial Recognition

In the case of financial assets, not recorded at fair value through profit or loss (FVTPL), financial assets are recognised initially at fair value plus transaction costs that are directly attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

Financial Assets at Amortised Cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

Financial Assets Measured at Fair Value

Financial assets are measured at fair value through OCI if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these 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. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss.

Financial asset not measured at amortised cost or at fair value through OCI is carried at FVTPL.

Impairment of Financial Assets

In accordance with Ind AS 109, the Company applies the expected credit loss ("ECL") model for measurement and recognition of impairment loss on financial assets and credit risk exposures.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECL at each reporting date, right from its initial recognition.

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

ECL is the difference between all contractual cash flows that are due to the group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/ expense in the Statement of Profit and Loss.

De-recognition of Financial Assets

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

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

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

ii) Equity Instruments and Financial Liabilities

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

Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

Financial Liabilities

A financial liability is

(i) a contractual obligation to deliver cash or another financial asset to another entity; or to exchange financial instruments under potentially unfavourable conditions;

(ii) or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of its own equity instruments; or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below

Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

iii) Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.

(c) Revenue Recognition:

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.

Interest is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable using the Effective Interest Rate ("EIR") method.

(d) Employee Benefits

Defined Benefit Plan

The Company also provides for gratuity which is a defined benefit plan, the liabilities of which is determined based on valuations, as at the balance sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods. Past service cost is recognised in the Statement of Profit and Loss in the year of plan amendment or curtailment. The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

Leave entitlement and compensated absences

Accumulated leave which is expected to be utilised within next twelve months, is treated as short-term employee benefit. Leave entitlement, other than short term compensated absences, are provided based on a actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

Short-term Benefits

Short-term employee benefits such as salaries, wages, performance incentives etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

(e) Income Tax

Income tax comprises of current and deferred income tax. Income tax is recognised as an expense or income in the Statement of Profit and Loss, except to the extent it relates to items directly recognised in equity or in OCI.

Current Income Tax

Current income tax is recognised based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred Income Tax

Deferred tax is determined by applying the Balance Sheet approach. Deferred tax assets and liabilities are recognised for all deductible temporary differences between the financial statements' carrying amount of existing assets and liabilities and their respective tax base. Deferred tax assets and liabilities are measured using the enacted tax rates or tax rates that are substantively enacted at the Balance Sheet date. The effect on deferred tax assets and liabilities of a change in tax rates is recognised in the period that includes the enactment date. Deferred tax assets are only recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Such assets are reviewed at each Balance Sheet date to reassess realisation.

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

Minimum Alternative Tax ("MAT")

Minimum Alternative Tax ("MAT") credit is recognised as an asset only when and to the extent it is probable that the Company will pay normal income tax during the specified period.

(f) Borrowing Costs:

Borrowing costs are recognised as an expense in the period in which they are incurred except the borrowing cost attributable to be acquisitions/constructions of a qualifying assets which are capitalised as a part of the cost of the fixed assets, up to the date, the assets are ready for its intended use.

(g) Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Company has a present obligation (legal or constructive) as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of obligation. Provisions (excluding gratuity and compensated absences) are determined based on management's estimate required to settle the obligation at the Balance Sheet date. In case the time value of money is material, provisions are discounted using a current pre-tax rate that reflects the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

(h) Earnings per share

The Company presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for own shares held. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding, adjusted for own shares held, for the effects of all dilutive potential ordinary shares.

(i) Cash and cash equivalents

Cash and cash equivalent comprise of cash on hand and at banks which are subject to an insignificant risk of changes in value.

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 2 : Property, plant and equipment

Particulars	Motor vehicles	Computer	Total
Balance as at 31 March 2020	2,00,000	27,204	
Additions	-	-	-
Balance as at 31 March 2021	2,00,000	27,204	2,27,204
Additions	-	35,550	35,550
Disposals	-	-	-
Balance as at 31 March 2022	2,00,000	62,754	2,62,754
Accumulated depreciation as at 31 March 2020	1,72,934	3,529	1,76,463
Depreciation for the year	17,066	14,945	32,011
Balance as at 31 March 2021	1,90,000	18,474	2,08,474
Depreciation for the year	-	20,430	20,430
Disposals	-	-	-
Balance as at 31 March 2022	1,90,000	38,904	2,28,904
Carrying amounts (net)			
Balance as at 31 March 2021	10,000	8,730	18,730
Balance as at 31 March 2022	10,000	23,850	33,850

Note 3 :- Other financial assets

Particulars	As at 31.03.2022	As at 31.03.2021
Non-Current		
Secured - Considered Good		
Advance against project [Refer Note (a) below]	18,69,18,588	75,18,02,268
Less : Disclosed in Short term as per settlement	(18,69,18,588)	
Total	-	75,18,02,268
Current		
Advance against project [Refer Note (a) below]	18,69,18,588	-
Other receivable	2,43,47,287	61,09,350
Fixed Deposits	1,00,00,000	-
Project Advances	-	2,25,00,000
Total	22,12,65,875	2,86,09,350

Note (a) : The Company had provided advance of Rs. 40,00,00,000 for various real estate projects on fixed return of 17% compounded half yearly and variable returns to a party as per the term sheets. The Company had filed petition in the Hon'ble High Court at Bombay, seeking performance of contract. Total amount outstanding including interest charged up to 31st March, 2020 was Rs. 75,18,02,268/- . During the year, the said litigation was settled and consent terms for total Rs 100 Cr has been filed with the Hon'ble High court on 26th day of November 2021. Out of which, Rs. 56.70 Crores have been received and adjusted in the above outstanding. And Balance of Rs. 43.30 crores will be received in 3 instalments in FY 22-23 along with interest @ 12% p.a. which will be adjusted in remaining outstanding and after that interest compensation will be recognised as and when received.

Note 4 :- Other Non Current Assets

Particulars	As at 31.03.2022	As at 31.03.2021
GST Input Credit	22,68,221	21,26,905
Total Other Non Current Assets	22,68,221	21,26,905

Note 5 :- Income tax assets (net)

Particulars	As at 31.03.2022	As at 31.03.2021
TDS receivable (Net of provision for tax)	1,48,75,624	6,03,064
Total Income tax assets (net)	1,48,75,624	6,03,064

Note 6 :- Investments

Particulars	As at 31.03.2022	As at 31.03.2021
Investments valued at fair value through profit and loss (FVTPL)		
a) Investment in mutual funds	42,48,45,124	-
Total Current investments	42,48,45,124	-

Note 8.1 Detailed list of Current investments

Particulars	As at 31.03.2022		As at 31.03.2021	
	Nos	Rs in lakhs	Nos	Rs in lakhs
Investments in mutual funds				
Aditya BSL Savings Fund (G)	2,92,348	12,87,27,092		
Nippon India Money Market fund (G)	15,156	5,03,41,554		
IDFC Ultra Short Term Fund (G)	84,18,125	10,38,39,250		
SBI Ultra Short Term (G)	16,689	8,08,70,531		
Kotak Savings Fund (G)	17,50,264	6,10,66,698		
	1,04,92,582	42,48,45,124	-	-
Total Current investments	1,04,92,582	42,48,45,124	-	-

Particulars	As at 31.03.2022	As at 31.03.2021
Details:		
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	42,48,45,124	-
Aggregate amount of impairment in value of investments	-	-

Note 7 :- Loans

(Considered good)

Particulars	As at 31.03.2022	As at 31.03.2021
Loans		
Unsecured		
- to others	4,01,76,707	3,71,66,241
Secured *	5,26,44,088	6,43,71,086
Total	9,28,20,795	10,15,37,327

* Secured against flat in under construction building, corporate guarantee which are sufficient to realise the said loans within a year.

Note 8 :- Cash and cash equivalents

Particulars	As at 31.03.2022	As at 31.03.2021
<u>Balance with Banks:</u>		
In current accounts	38,41,792	11,56,337
Cash in hand	3,444	11,681
Total Cash and cash equivalents	38,45,236	11,68,018

Note 10 : Borrowings

Particulars	As at 31.03.2022	As at 31.03.2021
<u>Secured</u>		
500 (PY Nil) 0.01 % Optional Convertible Debentures (OCD) of Rs. 10,00,000/- each (Secured)	50,00,00,000	50,00,00,000
Less: Deferred liability recognised on financial liability	(9,18,51,062)	(9,18,51,062)
Add : Notional Interest Expense Accrued	5,52,88,707	2,49,70,356
Unsecured Loan from Holding Company	25,74,76,345	37,81,60,301
Unsecured Loan from a Fellow Joint Venture Company	4,20,982	2,15,90,284
Total Borrowings	72,13,34,972	83,28,69,881

Notes :

a) OCDs are Secured against facility amount provided for various real estate projects referred in Note 3

The Debenture holder shall have an option to convert Optionally Convertible Secured Debentures (OCDs) in to Equity shares at any time after expiry of 24 months out of the tenure of the OCDs i.e. 36 months from the date of issuance of the OCDs and the conversion will be based on the valuation of the Company at such point of time in future

b) NCRDs : Final redemption date is 28th February, 2023, interest rate 7%

b) Unsecured loans Carries interest @ 7%p.a.

Note 11 : Other financial liabilities

Particulars	As at 31.03.2022	As at 31.03.2021
Project Advance		
Gajaan Property Dev.Pvt.Ltd.	4,35,00,000	-
	4,35,00,000	-

Note 12 : Other non-current liabilities

Particulars	As at 31.03.2022	As at 31.03.2021
Deferred liability recognised on financial liability	40,47,318	3,10,57,402
Total Trade payables	40,47,318	3,10,57,402

Note 13 : Trade payables

Particulars	As at 31.03.2022	As at 31.03.2021
Due to Micro, Small & Medium Enterprises	11,050	40,550
Due to Others	84,199	3,98,082
Total Trade payables	95,249	4,38,632

Trade payable ageing

As at 31.03.2022

Particulars	Outstanding for followings periods from due date of payments				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	11,050				11,050.00
(ii) Others	84,199				84,199.42
(iii) Disputed dues - MSME					-
(iv) Disputed dues - Others					-

As at 31.03.2021

Particulars	Outstanding for followings periods from due date of payments				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	40,550				40,550
(ii) Others	3,98,082				3,98,082
(iii) Disputed dues - MSME					-
(iv) Disputed dues - Others					-

Note 14 : Other current liabilities

Particulars	As at 31.03.2022	As at 31.03.2021
Duties & taxes payables	23,32,729	19,80,084
Provision for expenses	5,31,782	4,50,148
Deferred liability recognised on financial liability	3,06,17,021	3,42,23,957
Total Other current liabilities	3,34,81,532	3,66,54,189

Note 15 :- Other Income

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
Interest Income	35,61,948	35,94,785
Amortisation of deferred liabilities	3,06,17,021	2,65,69,702
Gain/Loss on Sale of mutual funds	17,24,345	-
Fair value gain on investment in mutual funds	45,38,481	-
Reimbursement of expenses	14,00,000	
Total Other Income	4,18,41,794	3,01,64,487

Note 16 :- Employee benefits expense

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
Salaries and bonus	21,88,880	15,01,396
Total Employee benefits expense	21,88,880	15,01,396

Note 17 :- Finance Cost

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
Interest expenses on Loan	2,30,63,349	2,55,55,032
Interest expense on financial liabilities carried at amortised cost	3,03,18,351	2,49,70,356
Total Finance Cost	5,33,81,700	5,05,25,388

Note 18 :- Other expenses

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
Repairs and Maintenance - Vehicles	11,21,388	82,654
Professional Fees	44,49,844	50,14,040
Auditor's remuneration	2,00,000	2,00,000
Interest on delayed payments of statutory dues	2,35,514	7,89,802
Other receivables written off	-	-
Miscellaneous Expenses	75,40,252	2,69,764
Total Other expenses	1,35,46,998	63,56,260

Payment to Auditors

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
Audit fees	2,00,000	2,00,000
Other Matters	-	-
	2,00,000	2,00,000

Note 19 :- Earning Per Share

A reconciliation of profit for the year and equity shares used in the computation of basic and diluted earnings per equity share is set out below:

Basic and diluted EPS

Particulars	Year ended 31.03.2022	Year ended 31.03.2021
Profit computation for basic earnings per share of Rs. 2 each		
Net Profit/(Loss) after Tax as per Statement of Profit and Loss attributable to Equity Shareholders	(2,73,49,905)	(2,76,52,568)
Weighted average number of equity shares for EPS computation	2,50,005	2,50,005
EPS - Basic and Diluted EPS	(109.40)	(110.61)

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 9 :- Equity Share Capital

(Amount in Rs.)

Particulars	As at 31.03.2022	As at 31.03.2021
Authorized Capital 7,50,000 Equity Shares of Rs. 2/- each	15,00,000	15,00,000
	15,00,000	15,00,000
Issued, Subscribed and Fully Paid Up 2,50,005 Equity Shares of Rs. 2/- each fully paid up	5,00,010	5,00,010
	5,00,010	5,00,010

a) Reconciliation of the equity shares outstanding at the beginning and at the end of the reporting period

Particulars	As at 31.03.2022		As at 31.03.2021	
	No. of Shares	Amount (Rs.)	No. of Shares	Amount (Rs.)
Equity Shares of Rs. 2/- each fully paid up				
At the beginning of the period	2,50,005	5,00,010	2,50,000	5,00,000
Pursuant to Amalgamation	-	-	5	10
Outstanding at the end of the period	2,50,005	5,00,010	2,50,005	5,00,010

b) Term/right attached to equity shares

The company has only one class of equity shares having a par value of Rs. 2 per share. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holder of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Shares held by holding/ultimate holding company and / or their subsidiaries/associates :

Particulars	As at 31.03.2022		As at 31.03.2021	
	Nos.	Amount (Rs.)	Nos.	Amount (Rs.)
Prozone Intu Properties Limited & its Nominees	2,50,005	5,00,010	2,50,005	5,00,010

d) Details of shareholders holding more than 5% shares in the company

Particulars	As at 31.03.2022		As at 31.03.2021	
	Nos.	% holding	Nos.	% holding
Prozone Intu Properties Limited & its Nominees	2,50,005	100	2,50,005	100

e) Shares held by promoters at the end of the year

Promoter's Name	No. of Shares	% of Total Shares	% Change during the year
Prozone Intu Properties Limited & its nominees	2,50,005	100%	-

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 20 : Related party disclosures as required under Indian Accounting Standard 24, "Related party disclosures" are given below:

a) Names of related parties and nature of relationship (to the extent of transactions entered into during the year except for control relationships where all parties are disclosed)

Nature of relationship	Nature of the party
A) Key Management Personnel (KMP)	
Mr. Prashant Koparde	Director
Mr. Sudhanshu Chaturvedi	Director
Mr. Dipa Hakani	Director
Mr. Hemal Arya	Director
Ms. Snehal Pawar	Company Secretary
B) Holding Company	
Prozone Intu Properties Limited	
C) Entity which is joint venture of the Parent Company	
Calendula Commerce Private Limited	

b) Transactions carried out with related parties referred to above, in ordinary course of business and balances outstanding:

Particulars	(Amount in Rs.)	
	Year ended 31 March 2022	Year ended 31 March 2021
i) Holding Company		
Prozone Intu Properties Limited		
Interest Expense	2,25,95,591	34,41,812
Loan Taken	30,70,84,072	37,04,33,576
Loan repaid	45,03,63,619	34,07,58,137
Balance outstanding as at the year end		
Loan Taken	25,74,76,345	37,81,60,301
Balance outstanding as at beginning of the year		
Loan Taken	37,81,60,301	34,50,43,050
ii) Key Management Personnel (KMP)		
Ms. Snehal Pawar	9,78,352	7,55,269
Balance outstanding as at the year end		
Salary Payable	68,854	72,996
Balance outstanding as at beginning of the year		
Salary Payable	72,996	72,996
iii) Entity which is joint venture of the Parent Company		
Calendula Commerce Private Limited		
Loan Received	9,716	2,05,00,000
Loan Repaid	2,16,46,776	88,401
Interest Expense	4,67,758	11,78,685
Allotment of 0.01% Optionally Convertible Debentures (OCDs) (Secured) by way of private placement		50,00,00,000
Balance outstanding as at the year end		
Optionally Convertible Debentures (OCDs)	50,00,00,000	50,00,00,000
Loan Payable	4,20,982	2,15,90,284
Balance outstanding as at beginning of the year		
Optionally Convertible Debentures (OCDs)	50,00,00,000	-
Loan Payable	2,15,90,284	-

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 21 : Contingent liabilities disclosures as required under Indian Accounting Standard 37, “Provisions,Contingent Liabilities and Contingent Assets”:

Contingent Liabilities not provided for are Rs. NIL (P.Y. Rs. NIL)

Note 22 : Disclosure with regards to section 186 of the Companies Act, 2013

For Loans given :

(Amount in Rs.)			
Particulars	Rate of Interest	Year ended 31 March 2021	Year ended 31 March 2020
Wondervalue Realty Developers Private Limited*	21%	5,26,44,088	6,43,71,086
Siddhi Multi Trade Private Limited	9%	4,01,76,707	3,71,66,241

* interest has not been accrued from 01.01.2019 since the said loan is overdue from 30.06.2017.

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 23 : Fair Value Measurement

(i) Financial instruments by category

(Amount in Rs.)

Particulars	Refer note	31 March 2022			31 March 2021		
		FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost
Financial Assets:							
Investments	6	42,48,45,124	-	-	-	-	-
Loans	7	-	-	9,28,20,795	-	-	10,15,37,327
Other financial assets	3	-	-	22,12,65,875	-	-	78,04,11,618
Cash and cash equivalents	8	-	-	38,45,236	-	-	11,68,018
Total Financial Assets		42,48,45,124	-	31,79,31,906	-	-	88,31,16,963
Financial Liabilities:							
Borrowings	10	-	-	72,13,34,972	-	-	83,28,69,881
Trade payables	13	-	-	95,249	-	-	4,38,632
Other Financial Liabilities	11	-	-	4,35,00,000	-	-	-
Total Financial Liabilities		-	-	76,49,30,222	-	-	83,33,08,513

(ii) Fair value hierarchy

Fair value hierarchy explains the judgement and estimates made in determining the fair values of the financial instruments that are -

- a) recognised and measured at fair value
- b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

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)

Assets and Liabilities that are disclosed at Amortised Cost for which Fair values are disclosed are classified as Level 3.

If one or more of the significant inputs is not based on observable market data, the respective assets and liabilities are considered under Level 3.

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2022

Note 24 : Financial risk management objectives and policies

The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk : interest rate risk, currency risk and other price risk. Major financial instruments affected by market risk includes loans and borrowings.

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to interest rate risk pertaining to funds borrowed at fixed interest rates. Hence the Company is not required to determine the sensitivity analyses with regard to interest rate risk.

b) Foreign currency risk

The Company is not exposed to foreign exchange risk as at the respective reporting dates.

c) Other price risk

The Company is not exposed to any other price risk.

ii) Credit Risk

Credit risk refers to the risk of default on its obligation by the counterparty resulting in a financial loss. The Company does not foresee any credit risk.

iii) Liquidity risk

Liquidity is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

The table below provides details regarding the contractual maturities of significant financial liabilities:

(Amount in Rs.)

Particulars	On demand	less than 1 year	More than 1 year	Total
As at 31 March 2022				
Borrowings	-	-	72,13,34,972	72,13,34,972
Trade payables	95,249	-	-	95,249
Other financial liabilities	-	4,35,00,000	-	4,35,00,000
	95,249	4,35,00,000	72,13,34,972	76,49,30,222
As at 31 March 2021				
Borrowings	-	-	83,28,69,881	83,28,69,881
Trade payables	4,38,632	-	-	4,38,632
Other financial liabilities	-	-	-	-
	4,38,632	-	83,28,69,881	83,33,08,513

Notes to financial statements for the year ended 31 March 2022

Note 25 : Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The Company strives to safeguard its ability to continue as a going concern so that they can maximise returns for the shareholders and benefits for other stake holders. The aim to maintain an optimal capital structure and minimise cost of capital.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may return capital to shareholders, issue new shares or adjust the dividend payment to shareholders (if permitted). Consistent with others in the industry, the Company monitors its capital using the gearing ratio which is total debt divided by total capital plus total debts.

(Amount in Rs.)

Particulars	As at 31.03.2021	As at 31.03.2020
Total debts	72,13,34,972	83,28,69,881
Total equity	(4,25,04,347)	(1,51,54,442)
Total debts to equity ratio (Gearing ratio)	1.06	1.02

Note 26 : The Company has accumulated losses as at the balance sheet date which indicate the existence of an uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The Holding Company is capable to support whenever required and arrange for the necessary funds. Accordingly, these financial statements have been prepared on a going concern basis.

Note 27 : During the previous year, the application has been filed with National Company Law Tribunal on 20th August, 2020 for the Scheme of Amalgamation of Royal Mall Private Limited (a fellow subsidiary), the Amalgamating Company in to the Company with effect from the Appointed Date being 1st January, 2020 as per the provisions of Section 230 and 232 of the Companies Act. Tribunal has sanctioned the Scheme vide order dated 17th March, 2021 through videoconference meetin and uploaded on its website. However, a certified copy of the Order have not been received due to Covid situation. The Scheme will be effective from the day on which the order passed by NCLT sanctioning the proposed Scheme after obtaining the relevant approval, is filed with the Registrar of Companies, Mumbai.

Note 28 : To the best of management's knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note 29 : To the best of management's knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note 30 : The following are analytical ratios for the year ended March 31, 2022 and March 31, 2021

Sr.No.	Particulars	Numerator	Denominator	31st March 2022	31st March 2021	Variance %
1	Current Ratio	Current assets	Current liabilities	22.12	3.54	524.88
2	Debt – Equity Ratio	Total Debt	Shareholder's Equity	(16.97)	(54.96)	(69.12)
3	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	-	-	-
4	Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	0.95	20.82	(95.44)
5	Trade receivables turnover ratio	Revenue	Average Trade Receivable	-	-	-
6	Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	50.75	10.08	403.58
7	Net capital turnover ratio	Revenue	Working Capital	-	-	-
8	Net profit ratio	Net Profit	Revenue	-	-	-
9	Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	0.11	0.28	-62.38
10	Return on Investment(ROI)	Income generated from investments	Time weighted average investments	0.04	-	-

Note 31: Prior year comparatives

Previous year's figures have been regrouped or reclassified, to conform to the current year's presentation wherever considered necessary.

Notes form an integral part of these Ind AS standalone financial statements**For S G C O & Co. LLP**

Chartered Accountants

Firm Registration No : 112081W/W100184**For and on behalf of the Board of Directors****Suresh Murarka**

Partner

Mem. No. 44739**Sudhanshu Chaturvedi**

Director

DIN : 05151360

Prashant Koparde

Director

DIN :06838824

Place : Mumbai

Date : 27.05.2022

Place : Mumbai

Date : 27.05.2022

Snehal Pawar

Company Secretary