

INDEPENDENT AUDITOR'S REPORT

To the Members of **Prozone Developers and Realtors Private Limited**

Report on the Audit of the Financial Statements

Opinion

We have audited the financial Statements of Prozone Developers and Realtors Private Limited ("the Company"), which comprise the balance sheet as at 31st March 2023, the Statement of Profit and Loss (including other comprehensive income), the Statement of Cash Flows and the Statement of Changes in Equity for the period ended on that date and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its financial performance (including other comprehensive income), its cash flows and the changes in equity for the period ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

During the course of our audit, we have determined that there are no key audit matters to communicate in our report

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the management / 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 during the course of our 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 and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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

1. 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.
2. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also :
 - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
 - 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.

3. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
4. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of 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 Ind AS specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year.

- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. Since The Company has not declared / paid any dividend during the year, Section 123 of the Act is not applicable.

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

For S G C O & Co. LLP

Chartered Accountants

Firm Reg. No 112081W/W100184

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Suresh Murarka

Partner

Mem. No. 44739

UDIN: 23044739BGUNOA9274

Place: Mumbai

Date: 26.05.2023

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of Prozone Developers and Realtors Private Limited of even date)

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

We have audited the internal financial controls over financial reporting of Prozone Developers and Realtors Private Limited (the “Company”) as of March 31, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Management of the Company 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 (the “ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor’s Responsibility

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

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the criteria for internal financial control over financial reporting established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For S G C O & Co. LLP.

Chartered Accountants

FRN. 112081W/W100184

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Suresh Murarka

Partner

Mem. No. 44739

UDIN - 23044739BGUNOA9274

Place: Mumbai

Date: 26.05.2023

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Prozone Developers and Realtors Private Limited of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- (i) (a) (A) The company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.
(B) The Company does not hold any Intangible Asset and Hence reporting under clause 3(i)(a)(B) of the Order is not applicable.
- (b) Fixed assets have been physically verified by the management during the year and no discrepancies have been noticed on such physical verification.
- (c) Since the Company does not hold any Immovable Property, clause 3(i)(c) of the Order is not applicable.
- (d) Since the Company has not revalued any of its Property, Plant and Equipment, clause 3(i)(d) of the Order is not applicable.
- (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder
- (ii) (a) The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.
- (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- (iii) The Company has granted loans to Companies, in respect of which:
 - (a) The Company has provided loans to following entities:

(Rs. in lakhs)

Particulars	Loan provided during the year	Balance outstanding at the balance sheet date*
Prozone Intu Properties Limited (Holding Company)	793.78	807.28
Prozone Intu Developers Private Limited (Fellow Subsidiary)	1,536.00	1,304.13
Alliance Mall Developers Co Private Limited (Fellow Subsidiary)	272.57	274.97

* including interest

The Company has neither made investments nor provided any advances in the nature of loans or stood guarantee or provided security to any other entity during the year.

- (b) In our opinion, the terms and conditions of the grant of loans are prima facie, not prejudicial to the Company's interest.
- (c) In respect loans granted by the Company, no repayment schedule has been stipulated for repayment of principal and interest except for secured loans granted to Wondervalue Realty Developers Private Limited, the schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts were not regular has been settled and recovered during the year.
- (d) Secured loan of Rs. 526.44 lakhs which was overdue for more than 90 days (from 30.06.2017) has been settled and recovered during the year. Refer Note 6 to the financial statements.
- (e) No loan granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- (f) The company has granted loans repayable on demand amounting to Rs. 2602.35 lakhs and balance outstanding at the balance sheet date was Rs. 2,386.37 lakhs which are 100% to the total loans granted and aggregate amount of loans granted to Promoters is Rs. 807.28 lakhs (Holding Company) and to related parties is Rs. 1579.09 lakhs (Fellow Subsidiaries) as defined in clause (76) of section 2 of the Companies Act, 2013.

The Company has not provided any guarantee or security or granted any advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties.

- (iv) The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.
- (v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- (vi) The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- (vii) In respect of statutory dues:

- (a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause(a) on account of any dispute with the relevant authorities.
- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961)
- (ix) (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

- (c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
- (d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- (f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) According to the information and explanations given to us, the Company has not received any whistle blower Complaints during the year.
- (xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- (xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

- (xiv) Since the Company is not required to have an internal audit system as per provisions of the Companies Act 2013, clause (xiv) of the Order is not applicable.
- (xv) 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) According to the information and explanations given to us and based on our examination of the records, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvii) The Company has not incurred cash losses during the financial year covered by our audit but has incurred cash losses Rs. 273.28 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) Section 135 of Companies Act, 2013 is not applicable to company. Hence reporting under clause 3(xx) of the Order is not applicable.

For S G C O & Co. LLP.

Chartered Accountants

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Suresh Murarka

Partner

Mem. No. 44739

UDIN - 23044739BGUNOA9274

Place: Mumbai

Date: 26.05.2023

Prozone Developers and Realtors Private Limited
Balance Sheet as at 31st March, 2023

(Rs. in Lakhs)

Particulars	Note No.	As at 31.03.2023	As at 31.03.2022
ASSETS			
Non-current assets			
Property, plant and equipment	2	58.43	0.34
Other Non Current Assets	3	39.86	22.68
Income tax assets (net)	4	1.83	170.78
Total Non-current assets		100.13	193.80
Current assets			
<u>Financial Assets</u>			
Investments	5	2,129.26	4,248.45
Loans	6	2,386.37	928.21
Cash and cash equivalents	7	477.91	138.45
Other financial assets	8	1,714.00	2,112.66
Total Current assets		6,707.54	7,427.77
TOTAL ASSETS		6,807.68	7,621.57
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	9	5.00	5.00
Other Equity		2,499.42	(430.04)
Total Equity		2,504.42	(425.04)
Liabilities			
Non-current liabilities			
<u>Financial Liabilities</u>			
Borrowings	10	3,943.89	7,213.35
Other financial liabilities	11	-	435.00
Deferred Tax Liabilities	12	275.86	-
Other non-current liabilities	12	-	40.47
Provisions	13	0.79	0.65
Total Non-current liabilities		4,220.54	7,689.48
Current liabilities			
<u>Financial Liabilities</u>			
Borrowings	10	6.68	-
Trade payables	14		
Total outstanding dues of Small Enterprises and Micro enterprises		-	0.11
Total outstanding dues of creditors other than small enterprises and micro enterprises.		4.89	0.84
Other current liabilities	15	5.32	333.21
Provisions	13	0.77	0.95
Income Tax Liabilities	16	65.06	22.02
Total Current liabilities		82.71	357.13
TOTAL EQUITY AND LIABILITIES		6,807.68	7,621.57
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

Chartered Accountants

Firm Registration No : 112081W/W100184

Suresh Murarka PRAHLADRAI MURARKA
 Partner
 Date: 2023.05.26 18:03:06 +05'30'

Mem. No. 44739

Place : Mumbai
 Date : 26-05-2023

For and on behalf of the Board of Directors

SUDHANSHU CHATURVEDI
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 Date: 2023.05.26 16:49:50 +05'30'

Sudhanshu Chaturvedi
 Director
 DIN : 05151360

Place : Mumbai
 Date : 26-05-2023

PRASHANT SHASHIKAN T KOPARDE
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 Date: 2023.05.26 17:12:06 +05'30'

Prashant Koparde
 Director
 DIN :06838824

Snehal Pawar
 Company Secretary

Prozone Developers and Realtors Private Limited
Statement of Profit and Loss for the period ended 31st March,2023.

(Rs. in Lakhs)

Particulars	Note No.	Year ended 31.03.2023	Year ended 31.03.2022
INCOME			
Other Income	17	3,722.60	418.42
Total Income		3,722.60	418.42
EXPENSES			
Employee benefits expense	18	12.12	21.87
Finance Cost	19	360.21	533.82
Depreciation	2	0.25	0.20
Other expenses	20	509.94	135.47
Total Expenses		882.53	691.37
Profit/(loss) before tax		2,840.07	(272.95)
Income Tax expense:			
- Current tax		667.00	-
- Deferred tax		10.68	
- Short / (Excess) provision of tax		21.39	0.54
Total Income Tax expense		699.07	0.54
Profit/ (loss) for the year (A)		2,141.00	(273.48)
Other comprehensive income (OCI)			
Items that will not be reclassified subsequently to profit or loss:			
- Remeasurement of post employment benefit obligation		0.22	(0.01)
- Income tax effect on above		(0.06)	-
Other comprehensive income (OCI) (B)		0.17	(0.01)
Total comprehensive income/ (loss) for the year, net of tax (A+B)		2,141.17	(273.50)
Earning per Share (EPS)	21		
(per equity share of nominal value Rs. 2 each)			
Basic and diluted (in Rs.)		856.38	(109.39)

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

Chartered Accountants

Firm Registration No : 112081W/W100184

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Suresh Murarka

Partner

Mem. No. 44739

For and on behalf of the Board of Directors

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Sudhanshu Chaturvedi

Director

DIN : 05151360

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Prashant Koparde

Director

DIN :06838824

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Date: 2023.05.26
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Snehal Pawar

Company Secretary

Place : Mumbai

Date : 26-05-2023

Place : Mumbai

Date : 26-05-2023

Prozone Developers and Realtors Private Limited
Cash Flow Statement for the year ended 31 March 2023

(Rs. in Lakhs)

Particulars	Year ended 31.03.2023	Year ended 31.03.2022
A. Cash Flow from Operating Activities:		
Net Profit /(Loss) before tax	2,840.07	(272.95)
Adjustments for :		
Depreciation	0.25	0.20
Interest Income	(83.36)	(35.62)
Amortisation of deferred liabilities	(303.86)	(306.17)
Gain on modification of financial liabilities	(42.80)	-
Gain on Sale of mutual funds	(79.27)	(17.24)
Fair value gain on investment in mutual funds	(26.22)	(45.38)
Other receivables written off	407.06	
Interest expenses on Loan	35.67	230.63
Interest expense on financial liabilities carried at amortised cost	324.54	303.18
Operating profit before working Capital Changes	3,072.09	(143.34)
Adjustments for changes in working capital:		
(Increase) / Decrease in Other assets	(17.18)	(1.41)
Increase/(Decrease) in Trade Payables	3.94	(3.43)
Increase/(Decrease) in other financial liabilities	(435.00)	435.00
Increase/(Decrease) in Other current liabilities	(21.70)	2.73
Increase/(Decrease) in Provisions	0.17	1.61
Cash generated from / (used in) operations	2,602.31	291.15
Direct taxes paid	(476.41)	(143.26)
Net cash flow from / (used in) operating activities (A)	2,125.90	147.89
B. Cash Flow from Investing Activities:		
Purchase of Fixed Assets	(58.35)	(0.36)
(Increase) / Decrease in Loans	(1,458.16)	87.17
(Increase) / Decrease in Other financial assets	(8.41)	5,691.45
Investment in mutual funds (net)	2,224.68	(4,185.82)
Interest Income	83.36	35.62
Net cash flow from / (used in) investment activities (B)	783.13	1,628.05
C. Cash Flow from Financing Activities:		
Proceeds from / (Repayment of) long term borrowings	(2,533.89)	(1,418.53)
Finance Cost	(35.67)	(230.63)
Net cash flow from / (used in) financing activities (C)	(2,569.57)	(1,649.17)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	339.46	126.78
Cash and Cash Equivalents at the beginning of the year	138.45	11.68
Cash and Cash Equivalents at the end of the year	477.91	138.46
Components of cash and cash equivalents considered only for the purpose of cash flow statement		
In bank current accounts in Indian rupees	110.09	38.42
Cash in hand	0.45	0.03
Fixed Deposits (maturity less than 3 months)	367.37	100.00
	477.91	138.45

Prozone Developers and Realtors Private Limited
Cash Flow Statement for the year ended 31 March 2023

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

SURESH PRAHLADRAI
MURARKA

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Suresh Murarka

Partner

Mem. No. 44739

Place : Mumbai

Date : 26-05-2023

For and on behalf of the Board of Directors

SUDHANSHU
CHATURVEDI

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Date: 2023.05.26
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Sudhanshu Chaturvedi

Director

DIN : 05151360

Place : Mumbai

Date : 26-05-2023

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Prashant Koparde

Director

DIN :06838824

SNEHAL
PRASHANT
PAWAR

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Date: 2023.05.26 17:22:38
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Snehal Pawar
Company Secretary

Prozone Developers and Realtors Private Limited
Statement of Changes in Equity for the period ended 31st March, 2023

A) Equity share capital

Particulars	Number	Amount in lakhs
Equity shares of Rs. 2 each issued, subscribed and paid		
As at 31 March 2021	2,50,005	5.00
Issue of equity shares	-	-
As at 31 March 2022	2,50,005	5.00
Issue of equity shares	-	-
As at 31 March 2023	2,50,005	5.00

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
5.00	-	5.00	-	5.00

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
6.00	(1.00)	5.00	-	5.00

B) Other equity

(Rs. in Lakhs)

Particulars	Equity Component on fair value of OCRDs	Retained earnings	Other comprehensive income	Total equity attributable to equity holders
As at 31 March 2021	-	(156.54)	-	(156.54)
Total comprehensive income for the year	-	(273.48)	(0.01)	(273.50)
As at 31 March 2022	-	(430.03)	(0.01)	(430.04)
Equity Component on fair value of OCRDs (net of deferred tax)	788.29	-	-	788.29
Total comprehensive income for the year	-	2,141.00	0.17	2,141.17
As at 31 March 2023	788.29	1,710.97	0.15	2,499.42

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

SURESH PRAHLADRAJ
PRAHLADRAJ MURARKA
Date: 2023.05.26 18:04:33
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Suresh Murarka

Partner

Mem. No. 44739

For and on behalf of the Board of Directors

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by SUDHANSHU
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Date: 2023.05.26
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Sudhanshu Chaturvedi

Director

DIN : 05151360

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Prashant Koparde

Director

DIN :06838824

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SNEHAL PRASHANT
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Date: 2023.05.26
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Snehal Pawar

Company Secretary

Place : Mumbai

Date : 26-05-2023

Place : Mumbai

Date : 26-05-2023

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2023

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 2023

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.

Note 2 : Property, plant and equipment

(Rs. in Lakhs)

Particulars	Motor vehicles	Computer	Total
Balance as at 1 April 2021	2.00	0.27	2.27
Additions	-	0.36	0.36
Balance as at 31 March 2022	2.00	0.63	2.63
Additions	58.35	-	58.35
Disposals	-	-	-
Balance as at 31 March 2023	60.35	0.63	60.97
Accumulated depreciation as at 1 April 2021	1.90	0.18	2.08
Depreciation for the year	-	0.20	0.20
Balance as at 31 March 2022	1.90	0.39	2.29
Depreciation for the year	0.10	0.15	0.25
Disposals	-	-	-
Balance as at 31 March 2023	2.00	0.54	2.54
Carrying amounts (net)			
Balance as at 31 March 2022	0.10	0.24	0.34
Balance as at 31 March 2023	58.34	0.09	58.43

Note 3 :- Other Non Current Assets

Particulars	As at 31.03.2023	As at 31.03.2022
GST Input Credit	39.86	22.68
Total Other Non Current Assets	39.86	22.68

Note 4 :- Income tax assets (net)

Particulars	As at 31.03.2023	As at 31.03.2022
TDS receivable (Net of provision for tax) *	1.83	170.78
Total Income tax assets (net)	1.83	170.78

Note 5 :- Investments

Particulars	As at 31.03.2023	As at 31.03.2022
Investments valued at fair value through profit and loss (FVTPL) a) Investment in mutual funds	2,129.26	4,248.45
Total Current investments	2,129.26	4,248.45

Detailed list of Current investments

Particulars	As at 31.03.2023		As at 31.03.2022	
	Nos	Rs in lakhs	Nos	Rs in lakhs
Investments valued at fair value through profit and loss (FVTPL)				
Investments in mutual funds				
ABSL Savings Fund (G)	2,31,169	1,072.98	2,92,348	1,287.27
Nippon India Money Market fund (G)	3,173	111.46	15,156	503.42
IDFC Ultra Short Term (G)	-	-	84,18,125	1,038.39
HDFC Ultra Short Term (G)	73,11,660	944.81	-	-
SBI Ultra Short Term (G)	-	-	16,689	808.71
Kotak Savings Fund (G)	-	-	17,50,264	610.67
	75,46,002	2,129.26	1,04,92,582	4,248.45
Total Current investments	75,46,002	2,129.26	1,04,92,582	4,248.45

Particulars	As at 31.03.2023	As at 31.03.2022
Details:		
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	2,129	4,248
Aggregate amount of impairment in value of investments	-	-

Note 6 :- Loans
(Considered good)

Particulars	As at 31.03.2023	As at 31.03.2022
Unsecured		
- to related parties	2,386.37	-
- to others	-	401.77
Secured [Refer note (a) below]	-	526.44
Total	2,386.37	928.21

Note (a) Secured against flat in under construction building which was developing by Wondervalue Group (borrower) and corporate guarantee. The said under construction building is now being developed by other group. The said loan has been settled by the new developer as a one time settlement for Rs. 1482.21 lakhs. Out of that the Company has received Rs. 728.53 lakhs which is adjusted against outstanding loan of Rs. 526.44 lakhs and balance of Rs. 202.09 lakhs has been recognised as interest income. Remaining settlement amount of Rs. 753.68 lakhs will be accounted for as and when received.

Unsecured loans granted to - Related Party represents

Prozone Intu Properties Limited (Holding Company)	807.28	-
Prozone Intu Developers Private Limited (Fellow Subsidiary)	1,304.13	-
Alliance Mall Developers Co Private Limited (Fellow Subsidiary)	274.97	-
	2,386.37	-

Loans and Advance to specified person

Type of Borrower	Amount of loan or advance in the nature of loan outstanding		Percentage to the total Loans and Advances in the nature of loans	
	FY 23	FY 22	FY 23	FY 22
Promotor	-	-	0.00%	0.00%
Directors	-	-	0.00%	0.00%
KMPs	-	-	0.00%	0.00%
Related Parties	2,386.37	-	100.00%	0.00%

Note 7 :- Cash and cash equivalents

Particulars	As at 31.03.2023	As at 31.03.2022
<u>Balance with Banks:</u>		
In current accounts	110.09	38.42
Cash in hand	0.45	0.03
Fixed Deposits (maturity less than 3 months)	367.37	100.00
Total Cash and cash equivalents	477.91	138.45

Note 8 :- Other financial assets

Particulars	As at 31.03.2023	As at 31.03.2022
Current		
Advance against project [Refer Note (a) below]	-	1,869.19
Option deposit [Refer Note (b) below]	1,489.00	-
Other receivable	225.00	243.47
Total	1,714.00	2,112.66

Note (a) : The Company had provided advance of Rs. 4,000.00 lakhs 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. 7,539.18 lakhs. During the previous year, the said litigation was settled for Rs 10,524.18 lakhs out of which, Rs. 5,670.00 lakhs was received in previous year and balance of Rs. 4854.18 lakhs was received during the year. The said receipts were adjusted in outstanding balance and remaining amount of Rs. 2985.00 lakhs has been recognised as interest income during the year.

Note (b) : Option deposit with an option to purchase a property in upcoming project at Bandra East or investment in the said project.

Note 10 : Borrowings

Particulars	As at 31.03.2023	As at 31.03.2022
Non-Current		
<u>Unsecured (PY Secured)</u>		
500 (PY Nil) 0.01 % Optional Convertible Redeemable Debentures (OCRD) of Rs. 10,00,000/- each	5,000.00	5,000.00
Less: Deferred liability recognised on financial liability	(918.51)	(918.51)
Add : Notional Interest Expense Accrued (original financial liability)	875.71	552.89
Less: Equity Component on fair value of OCRDs pursuant to modification	(1,053.42)	
Add : Notional Interest Expense Accrued (modified financial liability)	1.71	
	3,905.49	4,634.38
Vehicle Loan from Bank	45.08	-
Less : Current Maturity of long term debt	(6.68)	
	38.40	-
<u>Unsecured Loans</u>		
- from Holding Company	-	2,574.76
- from a Fellow Joint Venture Company	-	4.21
Total Borrowings - Non Current	3,943.89	7,213.35
Current		
Current Maturity of long term debt	6.68	-
Total Borrowings - Current	6.68	-

Notes :

a) OCRDs were secured against facility amount provided for various real estate projects referred in Note 8 (a)
Vide addendum dated 28th March, 2023, secured OCRDs have been converted into unsecured OCRDs and term has been extended by a further period of 3 years from 5th May, 2023 (new effective date) to 5th May, 2026.

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

b) Vehicle loan is secured by hypothecation of vehicle financed with HDFC Bank Ltd. The loan carries interest @ 10.00% p.a. The loan is repayable in 60 equal instalments starting from 5th May 2023

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

Note 11 : Other financial liabilities

Particulars	As at 31.03.2023	As at 31.03.2022
Project Advance	-	435.00
	-	435.00

Note 12 : Deferred Tax Liabilities

Particulars	As at 31.03.2023	As at 31.03.2022
Property, plant and equipments	0.00	-
Equity Component on fair value of OCRDs	265.12	-
Financial Liabilities carried at Amortised Cost	10.34	-
Provision for expenses disallowed under Section 43B of Income-tax Act, 1961	0.39	-
	275.86	-

Note 12 : Other non-current liabilities

Particulars	As at 31.03.2023	As at 31.03.2022
Deferred liability recognised on financial liability	-	40.47
Total Other non-current liabilities	-	40.47

Note 13 : Provisions

Particulars	As at 31.03.2023	As at 31.03.2022
Non-Current		
Gratuity	0.79	0.65
Leave Encashment	-	-
Total Non Current Provisions	0.79	0.65
Current		
Gratuity	0.00	0.00
Leave Encashment	0.76	0.95
Total Current Provisions	0.77	0.95

Note 14 : Trade payables

Particulars	As at 31.03.2023	As at 31.03.2022
Total outstanding dues of Small Enterprises and Micro enterprises	-	0.11
Total outstanding dues of creditors other than small enterprises and micro enterprises.	4.89	0.84
Total Trade payables	4.89	0.95

Trade payable ageing

As at 31.03.2023

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	-	-	-	-	-
(ii) Others	4.89	-	-	-	4.89
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

As at 31.03.2022

Particulars	Outstanding for followings periods from due date of payments				
-------------	--	--	--	--	--

Prozone Developers and Realtors Private Limited**Notes to financial statements for the year ended 31 March ,2023.****(Rs. in Lakhs)**

	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	0.11	-	-	-	0.11
(ii) Others	0.84	-	-	-	0.84
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

Note 15 : Other current liabilities

Particulars	As at 31.03.2023	As at 31.03.2022
Duties & taxes payables	4.41	23.33
Provision for expenses	0.90	3.71
Deferred liability recognised on financial liability	-	306.17
Total Other current liabilities	5.32	333.21

Note 16 : Income Tax Liabilities

Particulars	As at 31.03.2023	As at 31.03.2022
Provision for Tax (net of advance tax and TDS)	65.06	22.02
Total Income Tax Liabilities	65.06	22.02

Note 17 :- Other Income

Particulars	Year ended 31.03.2023	Year ended 31.03.2022
Interest Income	83.36	35.62
Interest from Settlement of Loans / Advances [Refer note 6(a) & 8(a)]	3,187.09	-
Amortisation of deferred liabilities	303.86	306.17
Gain on modification of financial liabilities	42.80	
Gain on Sale of mutual funds	79.27	17.24
Fair value gain on investment in mutual funds	26.22	45.38
Reimbursement of expenses	-	14.00
Total Other Income	3,722.60	418.42

Note 18 :- Employee benefits expense

Particulars	Year ended 31.03.2023	Year ended 31.03.2022
Salaries and bonus	11.72	21.39
Gratuity	0.36	0.31
Leave Encashment	0.04	0.18
Total Employee benefits expense	12.12	21.87

Note 19 :- Finance Cost

Particulars	Year ended 31.03.2023	Year ended 31.03.2022
Interest expenses on Loan	35.67	230.63
Interest expense on financial liabilities carried at amortised cost	324.54	303.18
Total Finance Cost	360.21	533.82

Note 20 :- Other expenses

Particulars	Year ended 31.03.2023	Year ended 31.03.2022
Repairs and Maintenance - Vehicles	12.52	11.21
Professional Fees	77.45	44.50
Auditor's remuneration	2.00	2.00
Interest on delayed payments of statutory dues	-	2.36
Other receivables written off	407.06	71.43

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March ,2023.

	(Rs. in Lakhs)	
Miscellaneous Expenses	10.92	3.97
Total Other expenses	509.94	135.47

Payment to Auditors

Particulars	Year ended 31.03.2023	Year ended 31.03.2022
Audit fees	2.00	2.00
Other Matters	-	-
	2.00	2.00

Note 21 :- 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 31.03.2023	Year ended 31.03.2022
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	2,141.00	(273.48)
Weighted average number of equity shares for EPS computation	2,50,005	2,50,005
EPS - Basic and Diluted EPS	856.38	(109.39)

Note 9 :- Equity Share Capital

(Rs. in Lakhs)

Particulars	As at 31.03.2023	As at 31.03.2022
Authorized Capital 7,50,000 Equity Shares of Rs. 2/- each	15.00	15.00
	15.00	15.00
Issued, Subscribed and Fully Paid Up 2,50,005 Equity Shares of Rs. 2/- each fully paid up	5.00	5.00
	5.00	5.00

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

Particulars	As at 31.03.2023		As at 31.03.2022	
	No. of Shares	Rs. in lakhs	No. of Shares	Rs. in lakhs
Equity Shares of Rs. 2/- each fully paid up				
At the beginning of the period	2,50,005	5.00	2,50,005	5.00
Pursuant to Amalgamation	-	-	-	-
Outstanding at the end of the period	2,50,005	5.00	2,50,005	5.00

b) Term/right attached to equity shares

The company has only one class of equity shares having at 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 31.03.2023		As at 31.03.2022	
	Nos.	Rs. in lakhs	Nos.	Rs. in lakhs
Prozone Intu Properties Limited & its Nominees	2,50,005	5.00	2,50,005	5.00

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

Particulars	As at 31.03.2023		As at 31.03.2022	
	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%	-

Note 22 : Disclosure relating to employee benefits as per Ind AS 19 'Employee Benefits'

A Defined benefit obligations and short-term compensated absences

i) Defined benefit plan

The gratuity plan is governed by the Payment of Gratuity Act,1972 under which an employee who has completed five years of service is entitled to specific benefits. The level of benefits provided depends on the member's length of service and salary at retirement age.

The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

ii) Short-term compensated absences

27 days of privilege leave for staff is allowed each year. Unutilised leave can be carried forward to the extend of 42 days of leave, If the same not availed in calendar year then the same will be lapsed.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

(Rs. in Lakhs)

Particulars	Funded Plan	
	Gratuity	
	31.03.2023	31.03.2022
Expenses recognised in the statement of profit and loss		
Current Service Cost	0.32	0.29
Past Service Cost	-	-
Interest Cost	0.04	0.02
Components of defined benefit costs recognized in profit or loss	0.36	0.31
Included in other comprehensive income		
Actuarial changes arising from changes in financial assumptions	(0.07)	(0.02)
Actuarial changes arising from changes in demographic assumptions	-	-
Experience adjustments	(0.15)	0.04
Return on plan assets excluding amounts included in Interest Income	-	-
Actuarial Loss / (Gain) recognized in OCI	(0.22)	0.01
Recognised in balance sheet		
Present value of unfunded obligations	0.79	0.66
Present value of obligation as at the end of the year	-	-
Fair value of plan assets as at the end of the year	-	-
Net Liability (Asset)	0.79	0.66
Changes in defined benefit obligations		
Present value of obligation as at the beginning of the year		
Defined Benefit Obligation ("PBO") at the beginning of the year	0.66	0.33
Transfer in/(out) obligation	-	-
Service cost	0.32	0.29
Past Service Cost	-	-
Interest cost	0.04	0.02
Benefits paid	-	-
Actuarial loss / (gain)	(0.22)	0.01
Present value of obligation as at the end of the year	0.79	0.66
Change in fair value of assets		
Fair value of plan assets at the beginning of the year	-	-
Interest Income	-	-
Return on plan assets excluding amounts included in interest income	-	-
Fair value of plan assets at the end of the year	-	-
Reconciliation of net defined benefit liability		
Net opening provision in books of accounts	0.66	0.33
Transfer in/(out) obligation	-	-
Employee Benefit Expense	0.36	0.31
Amounts recognized in Other Comprehensive Income	(0.22)	0.01
Benefits paid	-	-
Closing provision in books of accounts	0.79	0.66

Note 22 : Disclosure relating to employee benefits as per Ind AS 19 'Employee Benefits'

Particulars	Unfunded Plan	
	Compensated absences	
	31.03.2023	31.03.2022
Changes in defined benefit obligations		
Present value of obligation as at the beginning of the year		
Defined Benefit Obligation ("PBO") at the beginning of the year	0.96	0.78
Service cost	0.17	0.34
Interest cost	0.06	0.04
Actuarial (gain)	(0.18)	(0.20)
Liabilities transferred in / (out)	-	-
Benefits paid	(0.23)	-
Present value of obligation as at the end of the year	0.77	0.96
Expenses recognised in the statement of profit and loss		
Current Service Cost	0.17	0.34
Past Service Cost	-	-
Interest Cost	0.06	0.04
Net value of remeasurements on the obligation and plan assets	(0.18)	(0.20)
Total included in 'Employee Benefit Expense'	0.04	0.18
Liability recognised in balance sheet		
Present value of unfunded obligations	0.76	0.95
Present value of obligation as at the end of the year	-	-
Fair value of plan assets as at the end of the year		
Net Liability (Asset)	0.76	0.95
Components of actuarial gain/losses on obligation		
Actuarial changes arising from changes in financial assumptions	(0.04)	(0.02)
Actuarial changes arising from changes in demographic assumptions	-	-
Experience adjustments	(0.14)	(0.18)
	-	-
Net actuarial Loss/(Gain)	(0.18)	(0.20)

	Gratuity		Compensated absences	
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
Current/ non-current classification				
Current	0.00	0.00	0.76	0.95
Non- current	0.79	0.65	-	-
	0.79	0.66	0.76	0.95

The following table summarizes the principal assumptions used for defined benefit obligation and compensated absences:

Actuarial assumptions	Gratuity		Compensated absences	
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
Discount rate	7.45%	6.40%	7.45%	6.40%
Withdrawal Rates	10% at all ages	10% at all ages	10% at all ages	10% at all ages
Leave availment rate	-	-	5.00%	5.00%
Salary escalation rate (% p.a.) *	5.10%	5.10%	5.10%	5.10%
Mortality rate	Indian assured lives mortality (2012-14) ultimate	Indian assured lives mortality (2012-14) ultimate	Indian assured lives mortality (2012-14) ultimate	Indian assured lives mortality (2012-14) ultimate

* The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

Note 22 : Disclosure relating to employee benefits as per Ind AS 19 'Employee Benefits'

Quantitative sensitivity analysis for significant assumption is as below:

Particulars	Gratuity		Compensated absences	
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
	0.5% increase		0.5% increase	
i. Discount rate	0.76	0.62	0.75	0.93
ii. Salary escalation rate - over a long-term	0.83	0.69	0.78	0.98
	10% increase		10% increase	
iii. Withdrawal rate (W.R.)	0.79	0.64	0.76	0.94
	0.5% decrease		0.5% decrease	
i. Discount rate	0.83	0.69	0.78	0.98
ii. Salary escalation rate - over a long-term	0.76	0.63	0.74	0.93
	10% decrease		10% decrease	
iii. Withdrawal rate (W.R.)	0.79	0.67	0.77	0.97

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation.

Maturity analysis of defined benefit obligation Particulars	Gratuity		Compensated absences	
	Cash flow	Distribution (%)	Cash flow	Distribution (%)
1st Following Year	0.00	0.1%	0.13	10.8%
2nd Following Year	0.10	6.4%	0.12	9.7%
3 rd Following Year	0.10	6.1%	0.11	8.7%
4th Following Year	0.09	5.8%	0.09	7.8%
5th Following Year	0.09	5.4%	0.08	7.0%
Sum of Year 6 to 10 Year	0.37	23.1%	0.31	25.6%
Total expected payments	0.76		0.84	

Note 23 : 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) Fellow Subsidiaries	
Prozone Intu Developers Private Limited	
Alliance Mall Developers Co Private Limited	
D) 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	(Rs. in Lakhs)	
	Year ended 31 March 2023	Year ended 31 March 2022
i) Holding Company		
Prozone Intu Properties Limited		
Loan Taken	340.00	3,070.84
Loan repaid (including TDS)	2,950.27	4,503.64
Interest Expense	35.51	225.96
Loan Given	793.78	-
Loan received back (including TDS)	23.03	-
Interest Income	36.53	-
Balance outstanding as at the year end		
Loan Taken	-	2,574.76
Loan Given	807.28	-
Balance outstanding as at beginning of the year		
Loan Taken	2,574.76	3,781.60

Note 23 : Related party disclosures as required under Indian Accounting Standard 24, “Related party disclosures” are given below:

Particulars	(Rs. in Lakhs)	
	Year ended 31 March 2023	Year ended 31 March 2022
ii) Fellow Subsidiaries		
Prozone Intu Developers Private Limited		
Loan Given	1,536.00	-
Loan received back (including TDS)	276.45	-
Interest Income	44.59	-
Balance outstanding as at the year end		
Loan Given	1,304.13	-
Balance outstanding as at beginning of the year		
Loan Given	-	-
Alliance Mall Developers Co Private Limited		
Loan Given	272.57	-
Loan received back (including TDS)	0.26	-
Interest Income	2.66	-
Balance outstanding as at the year end		
Loan Given	274.97	-
Balance outstanding as at beginning of the year		
Loan Given	-	-
ii) Key Management Personnel (KMP)		
Ms. Snehal Pawar	11.92	9.78
Balance outstanding as at the year end		
Salary Payable	0.65	0.69
Balance outstanding as at beginning of the year		
Salary Payable	0.69	0.73
iv) Entity which is joint venture of the Parent Company		
Calendula Commerce Private Limited		
Loan Received	-	0.10
Loan Repaid	4.38	216.47
Interest Expense	0.17	4.68
Balance outstanding as at the year end		
Optionally Convertible Debentures (OCDs)	5,000.00	5,000.00
Loan Payable	-	4.21
Balance outstanding as at beginning of the year		
Optionally Convertible Debentures (OCDs)	5,000.00	5,000.00
Loan Payable	4.21	215.90

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2023

Note 24 : 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 25 : Disclosure with regards to section 186 of the Companies Act, 2013

For Loans given :

(Rs. in Lakhs)

Particulars	Rate of Interest	Year ended 31 March 2023	Year ended 31 March 2022
Wondervalue Realty Developers Private Limited*	21%	-	526.44
Siddhi Multi Trade Private Limited **	9%	-	401.77
Prozone Intu Properties Limited (Holding Company)	8%	807.28	-
Prozone Intu Developers Private Limited (Fellow Subsidiary)	8%	1,304.13	-
Alliance Mall Developers Co Private Limited (Fellow Subsidiary)	8%	274.97	-

* interest was not been accrued from 01.01.2019 since the said loan is overdue from 30.06.2017. The said loan was settled during the year as one time settlement with third party (Refer Note 6)

** Since the said loan was not receivable, it has been written off during the year.

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2023

Note 26 : Fair Value Measurement

(i) Financial instruments by category

Particulars	Refer note	31 March 2023			31 March 2022		
		FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost
Financial Assets:							
Investments	5	2,129.26	-	-	4,248.45	-	-
Loans	6	-	-	2,386.37	-	-	928.21
Cash and cash equivalents	7	-	-	477.91	-	-	138.45
Other financial assets	8	-	-	1,714.00	-	-	2,112.66
Total Financial Assets		2,129.26	-	4,578.29	4,248.45	-	3,179.32
Financial Liabilities:							
Borrowings	10	-	-	3,950.57	-	-	7,213.35
Trade payables	14	-	-	4.89	-	-	0.95
Other Financial Liabilities	11	-	-	-	-	-	435.00
Total Financial Liabilities		-	-	3,955.46	-	-	7,649.30

(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 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.

Note 27 : 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

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:

(Rs. in Lakhs)

Particulars	On demand	Less than 1 year	More than 1 year	Total
As at 31 March 2023				
Borrowings	-	6.68	3,943.89	3,950.57
Trade payables	4.89	-	-	4.89
Other financial liabilities	-	-	-	-
	4.89	6.68	3,943.89	3,955.46
As at 31 March 2022				
Borrowings	-	-	7,213.35	7,213.35
Trade payables	0.95	-	-	0.95
Other financial liabilities	-	-	435.00	435.00
	0.95	-	7,648.35	7,649.30

Notes to financial statements for the year ended 31 March 2023**Note 28 : 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.

(Rs. in Lakhs)

Particulars	As at 31.03.2023	As at 31.03.2022
Total debts	3,943.89	7,213.35
Total equity	2,504.42	(425.04)
Total debts to equity ratio (Gearing ratio)	0.61	1.06

Note 29 : ADDITIONAL REGULATORY INFORMATION REQUIRED BY SCHEDULE III TO THE COMPANIES ACT, 2013

- 1 The Company does not have any benami property held in its name. No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.
- 2 The Company has not been declared wilful defaulter by any bank or financial institution or other lender or government or any government authority.
- 3 The Company has complied with the requirement with respect to number of layers as prescribed under section 2(87) of the Companies Act, 2013 read with the Companies (Restriction on number of layers) Rules, 2017.
- 4 Utilisation of borrowed funds and share premium
 - I The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) Provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
 - II The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) 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
 - (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- 5 There is no income surrendered or disclosed as income during the year in tax assessments under the Income Tax Act, 1961 (such as search or survey), that has not been recorded in the books of account.
- 6 The Company has not traded or invested in crypto currency or virtual currency during the year.
- 7 The Company does not have any charges or satisfaction of charges which is yet to be registered with Registrar of Companies beyond the statutory period.

Note 30 : The following are analytical ratios for the year ended March 31, 2023 and March 31, 2022

Sr.No.	Particulars	Numerator	Denominator	31.03.2023	31.03.2022	Variance %
1	Current Ratio	Current assets	Current liabilities	81.09	20.80	289.91
2	Debt – Equity Ratio	Total Debt	Shareholder's Equity	1.57	(16.97)	(109.28)
3	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	8.72	0.49	1,684.93
4	Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	205.93%	94.89%	111.04%
5	Trade receivables turnover ratio	Revenue	Average Trade Receivable	NA	NA	NA
6	Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	174.54	50.75	243.93
7	Net capital turnover ratio	Revenue	Working Capital	NA	NA	NA
8	Net profit ratio	Net Profit	Revenue	NA	NA	NA
9	Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	115.65%	10.66%	104.99%
10	Return on Investment(ROI)	Income generated from investments	Time weighted average investments	4.82%	2.56%	2.26%

Note : Ratios for the current year are not comparable with previous year pursuant to realisations of project advances and loans along with interest compensation.

Prozone Developers and Realtors Private Limited
Notes to financial statements for the year ended 31 March 2023

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

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Suresh Murarka

Partner

Mem. No. 44739

Place : Mumbai

Date : 26-05-2023

For and on behalf of the Board of Directors

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Sudhanshu Chaturvedi

Director

DIN : 05151360

Place : Mumbai

Date : 26-05-2023

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Prashant Koparde

Director

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Snehal Pawar

Company Secretary