

Alliance Mall Developers Co Private Limited

Financial Statements
together with the
Independent Auditors' Report
for the year ended 31 March 2021

Alliance Mall Developers Co Private Limited

Financial statements together with the Independent Auditors' Report *for the year ended 31 March 2021*

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B S R & Co. LLP

Chartered Accountants

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Independent Auditors' Report

To the Members of Alliance Mall Developers Co Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Alliance Mall Developers Co Private Limited ("the Company"), which comprise the balance sheet as at 31 March 2021, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2021, its loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditors' 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 Act 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.



Independent Auditors' Report (Continued)

Alliance Mall Developers Co Private Limited

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditors' report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the financial statements

The Company's management and Board of Directors are responsible for the matters stated in section 134(5) of the Act, with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. 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 and Board of Directors are 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.

Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the Audit of the Financial Statements

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



Independent Auditors' Report (Continued)

Alliance Mall Developers Co Private Limited

Auditors' Responsibility for the Audit of the financial statements (Continued)

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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



Independent Auditors' Report (Continued)

Alliance Mall Developers Co Private Limited

Report on Other Legal and Regulatory Requirements

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

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

- (a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) The balance sheet, the statement of profit and loss (including other comprehensive income), the 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 Indian Accounting Standards (Ind AS) specified under Section 133 of the Act;
- (e) On the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164 (2) of the Act; and
- (f) With respect to the adequacy of the internal financial controls with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

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

- i. the Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 34 to the financial statements;
- ii. the Company did not have any long-term contracts, including derivative contracts, for which there were any material foreseeable losses; and
- iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021; and
- iv. the disclosures in the financial statements regarding holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016 have not been made in these financial statements since they do not pertain to the financial year ended 31 March 2021.



B S R & Co. LLP

Independent Auditors' Report (*Continued*)

Alliance Mall Developers Co Private Limited

Report on Other Legal and Regulatory Requirements (*Continued*)

- (C) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, we report that:

According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/ provided for managerial remuneration and the Ministry of Corporate Affairs has not prescribed other details under Section 197 (16) which are required to be commented upon by us.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No: 108511

UDIN: 21108511AAAADK4233

Mumbai
29 June 2021

Alliance Mall Developers Co Private Limited

Annexure A to the Independent Auditors' Report – 31 March 2021

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2021, we report the following:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment properties.
- (b) The Company has regular programme of physical verification of its property, plant and equipment and investment properties by which the property, plant and equipment and investment properties are verified annually. In our opinion, the periodicity of physical verification is reasonable having regards to the size of the Company and the nature of its assets. In accordance with the policy, the Company has physically verified its property, plant and equipment and investment properties during the year and we are informed that no material discrepancies were noticed on such verification, and the same have been dealt with in the books of accounts.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties as disclosed in Note 3 and 4 to the financial statements, are held in the name of the Company.
- (ii) The Company inventory includes construction work in progress accordingly the requirements under paragraph 3(ii) of the Order is not applicable for construction work in progress.
- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). Accordingly, paragraphs 3 (iii) (a), (b) and (c) of the Order are not applicable to the Company.
- (iv) In our opinion and according to the information and explanation given to us and based on the audit procedures conducted by us, the Company has not granted any loans, or provided any guarantees or security to the parties covered under Section 185 and 186 of the Act. In our opinion and according to the information and explanations given to us, in respect of investments made, the Company has complied with the provisions of Section 186 of the Act.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.



Alliance Mall Developers Co Private Limited

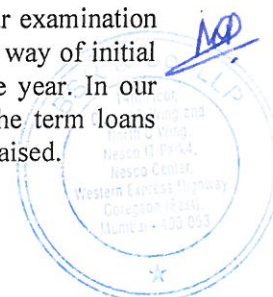
Annexure A to the Independent Auditors' Report – 31 March 2021 (Continued)

- (vi) The Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for any of the activities carried out by the Company. Accordingly, paragraph 3 (vi) of the Order is not applicable to the Company.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Professional tax, Cess, and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Goods and Service Tax and Income Tax dues have not generally been regularly deposited during the year by the Company with the appropriate authorities though the delays in deposit have not been serious. As explained to us, the Company did not have any dues on account of Employees' State Insurance.

According to the information and explanations given to us, no undisputed amounts payable in respect of Income-tax, Goods and Service tax, Provident Fund, Professional tax, Cess and other material statutory dues were in arrears as at 31 March 2021 for a period of more than six months from the date they became payable except the following :-

Name of the Statute	Nature of the Dues	Amount (in lakhs)	Period to which the amount relates	Due Date	Date of payment	Remarks
Employees' Provident Funds and Miscellaneous Provisions Act, 1952	Provident Fund	1.34	April 2019 to August 2020	Various	In June 2021	The Company has made provision as per the Supreme Court Order

- (b) According to the information and explanations given to us, there are no dues of Income Tax and Goods and Service tax as at 31 March 2021, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings to bank during the year. The Company did not have any dues to debenture holders and loan or borrowings from government during the year.
- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. In our opinion and according to the information and explanations given to us, the term loans taken by the Company have been applied for the purpose for which they are raised.



Alliance Mall Developers Co Private Limited

Annexure A to the Independent Auditors' Report – 31 March 2021 (Continued)

- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.
- (xi) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not paid/provided for managerial remuneration during this period. Accordingly, paragraph 3 (xi) of the Order is not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with Section 177 and 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3 (xiv) of the Order is not applicable to the Company.
- (xv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.
- (xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3 (xvi) of the Order is not applicable to the Company.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No: 108511

UDIN: 21108511AAAADK4233

Mumbai
29 June 2021

Alliance Mall Developers Co Private Limited

Annexure B to the Independent Auditors' Report – 31 March 2021

Report on the Internal Financial Controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

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

Opinion

We have audited the internal financial controls with reference to financial statements of Alliance Mall Developers Co Private Limited ("the Company") as of 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2021, based on the internal financial controls with reference to financial statements 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 "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal controls with reference to financial statements 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 Accountant of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013 ('the Act').

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with respect to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the 'Guidance Note') and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable, to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by ICAI. 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 with reference to financial statement was established and maintained and whether such controls operated effectively in all material respects.



Alliance Mall Developers Co Private Limited

Annexure B to the Independent Auditors' Report – 31 March 2021 (Continued)

Auditors' Responsibility (Continued)

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with respect to financial statements and their operating effectiveness. Our audit of internal financial controls with respect to financial statements included obtaining an understanding of internal financial controls with respect to financial statements, 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 auditors' 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 with reference to financial statements.

Meaning of Internal Financial Controls with reference to financial statements

A company's internal financial controls with reference to financial statements 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 controls with reference to financial statements include 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 with reference to financial statements

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla
Partner

Mumbai
29 June 2021

Membership No: 108511
UDIN: 21108511AAAADK4233

Alliance Mall Developers Co Private Limited

Balance sheet

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

	Note	31 March 2021	31 March 2020
Assets			
Non-current assets			
Property, plant and equipment	3	292.61	391.64
Investment property	4	32,008.91	33,688.98
Financial assets			
Investments	5	7.34	84.84
Loans	6	322.42	337.48
Other financial assets	7	15.30	25.83
Deferred tax assets (net)	8	2,604.58	2,453.74
Non-current tax assets (net)	9	623.95	798.59
Other non current assets	10	497.90	451.90
Total non-current assets		36,373.01	38,233.00
Current assets			
Inventories	11	5,858.06	4,644.51
Financial Assets			
Trade receivables	12	1,047.42	807.12
Cash and cash equivalents	13	720.52	411.06
Bank Balance other than (note 13) above	14	69.56	640.42
Loans	15	12.55	13.00
Other current assets	16	684.00	717.58
Total current assets		8,392.11	7,233.69
Total assets		44,765.12	45,466.69
Equity and liabilities			
Equity			
Equity share capital	17	326.83	326.83
Instruments entirely equity in nature	17.1	116.89	116.89
Other Equity	17.2	16,024.14	18,243.80
Total equity		16,467.86	18,687.52
Liabilities			
Non - current liabilities			
Financial liabilities			
Borrowings	18	18,868.94	18,998.32
Other financial liabilities	19	1,774.48	1,729.96
Provisions	20	16.00	14.63
Other non-current liabilities	21	57.62	70.63
Total non-current liabilities		20,717.04	20,813.54
Current liabilities			
Financial liabilities			
Borrowings	22	2,233.15	2,377.47
Trade payables			
Total outstanding dues to micro enterprise and small enterprise	23	1.47	1.94
Total outstanding dues to creditors other than micro enterprise and small enterprise	23	428.68	338.42
Other financial liabilities	24	2,995.36	2,241.05
Other current liabilities	25	1,906.55	992.38
Provisions	26	15.02	14.37
Total current liabilities		7,580.23	5,965.63
Total equity and liabilities		44,765.13	45,466.69
Significant accounting policies	2		
Notes to the financial statements	3 - 43		

The accompanying notes form an integral part of these financial statements.

As per our report of even date attached

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

Mansi Pardiwalla

Mansi Pardiwalla

Partner

Membership No: 108511

Place : Mumbai

Date : 29 June 2021



For and on behalf of the Board of Directors of

Alliance Mall Developers Co Private Limited

CIN: U70101MH2007PTC173672

Sudhanshu Chaturvedi

Sudhanshu Chaturvedi

Director

DIN 05151360

Place : Mumbai

Date : 22 June 2021

Deepa Hakani

Deepa Hakani

Director

DIN 07155347

Alliance Mall Developers Co Private Limited

Statement of Profit and Loss

for the year ended 31 March 2021

(Currency : Indian Rupees in Lakhs)

	Note	31 March 2021	31 March 2020
Income			
Revenue from operations	27	2,254.24	4,792.45
Other income	28	147.08	289.25
Total income		2,401.32	5,081.70
Expenses			
Employee benefit expense	29	131.54	154.78
Finance costs	30	2,171.93	2,300.91
Depreciation expense	31	1,788.89	1,965.39
Other expenses	32	782.28	1,352.23
Total expenses		4,874.64	5,773.31
(Loss) before tax		(2,473.32)	(691.61)
Less : Tax expense			
- Current tax	9	-	-
- Deferred tax (credit)	8	(151.55)	(118.88)
Total tax expenses		(151.55)	(118.88)
(Loss) for the year (A)		(2,321.77)	(572.73)
Other comprehensive income (OCI)			
Items not to be reclassified subsequently to profit or loss			
- Remeasurement of post employment benefit obligation		2.83	2.44
- Income tax on above		(0.71)	4.82
Other comprehensive income for the year, net of tax (B)		2.12	7.26
Total comprehensive income for the year (A+B)		(2,319.65)	(565.47)
Earning per equity share	33		
(Nominal value of share Rs. 10)			
: Basic		(71.05)	(17.53)
: Diluted		(71.05)	(17.53)
Significant accounting policies	2		
Notes to the financial statements	3 - 43		

The accompanying notes form an integral part of these financial statements.
As per our report of even date attached

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022

M Pardiwalla

Mansi Pardiwalla

Partner

Membership No: 108511

Place : Mumbai

Date : 29 June 2021



For and on behalf of the Board of Directors of

Alliance Mall Developers Co Private Limited

CIN: U70101MH2007PTC173672

Sudhanshu Chaturvedi

Sudhanshu Chaturvedi

Director

DIN 05151360

Place : Mumbai

Date : 22 June 2021

Deepa Hakani

Deepa Hakani

Director

DIN 07155347

Alliance Mall Developers Co Private Limited

Statement of Cash Flows

for the year ended 31 March 2021

(Currency : Indian Rupees in Lakhs)

	31 March 2021	31 March 2020
A. Cash flows from operating activities:		
(Loss) before tax	(2,473.32)	(691.61)
Adjustments for:		
Amortisation of security deposits	(50.08)	(73.75)
Reversal of provision for expected credit loss	(26.15)	-
Unwinding of security deposits	75.91	96.20
Notional corporate guarantee expense	54.00	52.15
Depreciation expense	1,788.89	1,965.39
Finance costs	2,042.01	2,152.56
Interest income	(20.43)	(41.54)
Sundry balance write off	-	296.15
(Profit) on sale of mutual fund (net)	-	(13.16)
Sundry balance write back	(1.97)	(234.55)
Provision for expected credit loss on financial assets	35.24	-
Operating profit before working capital changes	1,424.10	3,507.84
Adjustments for changes in working capital:		
(Increase) in trade receivables	(240.30)	(192.64)
(Increase) in other financial assets	1.43	-
Decrease/(increase) in other assets	33.58	(195.35)
Decrease/(increase) in loans	585.92	(91.13)
(Increase) in inventories	(1,213.55)	(1,016.74)
Increase in trade and other payables	91.76	307.40
Increase/(decrease) in other financial liabilities	98.05	(69.58)
Increase in other liabilities	825.25	89.72
Increase in provisions	4.85	5.36
Cash generated from operations	1,611.09	2,344.89
Direct taxes paid (net of refunds received)	174.64	(369.36)
Net cash generated from operating activities (A)	1,785.73	1,975.53
B. Cash flows from investing activities:		
Purchase of property, plant and equipment	(7.27)	(4.62)
Purchase of investment property	(2.52)	(273.85)
Purchase from investments (net of redemption)	77.50	(28.78)
Repayment of loans	0.45	(10.52)
Interest received	20.43	(8.10)
Net cash flow generated from/(used in) investing activities (B)	88.59	(284.33)
C. Cash flows from financing activities:		
Proceeds from long-term borrowings	-	1,600.00
Repayment of long-term borrowings	-	(665.52)
Proceeds from/ (repayment) short-term borrowings (net)	(257.22)	(249.83)
Proceeds short-term borrowings (net)	112.90	-
Interest paid	(1,420.54)	(2,037.17)
Net cash flow (used in) financing activities (C)	(1,564.86)	(1,352.52)
Net increase in cash and cash equivalents (A+B+C)	309.46	338.67
Cash and cash equivalents at the beginning of the year	411.06	72.39
Cash and cash equivalents at the end of the year	720.52	411.06
Components of cash and cash equivalents considered only for the purpose of cash flow statement		
In bank current accounts	716.24	405.27
Cash on hand	4.28	5.79
	720.52	411.06



Alliance Mall Developers Co Private Limited

Statement of Cash Flows (Continued)

for the year ended 31 March 2021

(Currency : Indian Rupees in Lakhs)

The Statement of cash flow 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. The amendments to Ind AS 7 Cash flow statements requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the balance sheet for liabilities and financial assets arising from financing activities, to meet the disclosure requirement. This amendment has become effective from 1st April, 2017 and the required disclosure is made below. There is no other impact on the financial statements due to this amendments.

Reconciliation between the opening and closing balances in the balance sheet for financial liabilities arising from financing activities

Particulars	31-Mar-20	Cash flows	Non-cash changes		31-Mar-21
			Fair value changes	Current / Non - current classification	
Long-term borrowings (refer note 18)	18,998.32	621.47	-	(750.85)	18,868.94
Short-term borrowings (refer note 22)	2,377.47	(144.32)	-	-	2,233.15
Other financial liabilities (refer note 24)	912.00	-	-	750.85	1,662.85
Total liabilities from financing activities	22,287.79	477.15	-	-	22,764.94

Particulars	31-Mar-19	Cash flows	Non-cash changes		31-Mar-20
			Fair value changes	Current / Non - current classification	
Long-term borrowings (refer note 18)	18,210.45	934.48	115.39	(262.00)	18,998.32
Short-term borrowings (refer note 22)	2,627.30	(249.83)	-	-	2,377.47
Other financial liabilities (refer note 24)	650.00	-	-	262.00	912.00
Total liabilities from financing activities	21,487.75	684.65	115.39	-	22,287.79

The accompanying notes form an integral part of these financial statements.

As per our report of even date attached

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

Mansi Pardiwalla

Mansi Pardiwalla
Partner

Membership No: 108511

Place : Mumbai

Date : 29 June 2021



For and on behalf of the Board of Directors of
Alliance Mall Developers Co Private Limited

CIN: U70101MH2007PTC173672

Sudhanshu Chaturvedi

Sudhanshu Chaturvedi
Director

DIN 05151360

Place : Mumbai

Date : 22 June 2021

Deepa Hakani

Deepa Hakani
Director

DIN 07155347



Alliance Mall Developers Co Private Limited

Statement of Changes in Equity for the year 31 March 2021

(Currency : Indian Rupees in Lakhs)

A) Equity share capital

Particulars	Note	Number	Total
Equity shares of Rs. 10 each issued, subscribed and paid			
Balance as at 31 March 2019	17	32,68,292	326.83
Changes in equity share capital for the year ended 31 March 2020			
Balance as at the 31 March 2020		32,68,292	326.83
Changes in equity share capital for the year ended 31 March 2021			
Balance as at the 31 March 2021		32,68,292	326.83

B) Instruments entirely equity in nature

Particulars	Note	Number	Total
1% Non-Cumulative, Compulsory Convertible Preference Shares (CCPS) of Rs. 10/- each fully paid up			
Balance as at 31 March 2019	17.1	6,89,000	68.90
Changes in CCPS for the year ended 31 March 2020			
Balance as at the 31 March 2020		6,89,000	68.90
Changes in CCPS for the year ended 31 March 2021			
Balance as at the 31 March 2021		6,89,000	68.90

Particulars	Note	Number	Total
0.001 % Unsecured Compulsorily Convertible Debenture (UCCD)			
Balance as at 31 March 2019	17.1	4,79,892	47.99
Changes in UCCD for the year ended 31 March 2020			
Balance as at the 31 March 2020		4,79,892	47.99
Changes in UCCD for the year ended 31 March 2021			
Balance as at the 31 March 2021		4,79,892	47.99

C) Other Equity

	Note	Reserves and Surplus	Other Comprehensive Income	Equity Component on	Total equity
Balance as at 31 March 2019	17.2	20,89,545	(2,801,56)	(50,52)	18,790.19
Total comprehensive income for the year			(572.73)	5.43	(546.30)
Balance as at 31 March 2020		20,89,545	(3,374.29)	(45.09)	18,243.80
Total comprehensive income for the year			(2,321.77)	2.12	(2,219.66)
Balance as at 31 March 2021		20,89,545	(5,696.06)	(45.09)	16,024.14

Refer note 17.1 for nature and purpose of each reserve
The accompanying notes form an integral part of these financial statements.
As per our report of even date attached

For BSR & Co. LLP

Chartered Accountants
Firm's Registration No: 101248W/V-100022

Madhukar

Mansi Pardivalla
Partner
Membership No: 108511

Place : Mumbai
Date : 29 June 2021



For and on behalf of the Board of Directors of
Alliance Mall Developers Co Private Limited
CIN: U70101MH2007PTC173672

Sudhanshu Chaturvedi
Director
DIN 05151360

Deepa Hakani
Director
DIN 07155347

Place : Mumbai
Date : 22 June 2021

Alliance Mall Developers Co Private Limited

Notes to the financial statements

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

1 Corporate information

Alliance Mall Developers Co Private Limited (the Company) is a company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is engaged in the business of developing, owning and operating of shopping malls, commercial and residential premises.

2.1 Basis of preparation

(a) Statement of compliance

These financial statements of the Company 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 and amendments, as applicable.

This is the first set of the Company's financial statements in which Ind AS 116, Lease, has been applied. Changes to significant accounting policies are described in note 2.2 (H) and 2.2 (P). There is no impact on financials due to change in accounting policy w.e.f 1st April 2019.

These financial statements for the year ended 31 March 2021 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 22 June 2021.

Details of accounting policies are included in Note 2.2 to the financial statements.

(b) Basis of measurement

These financial statements have been prepared on the historical cost basis except for the following items:

Items	Measurement basis
Certain financial assets and liabilities	Fair value (refer note 2.2 (A))
Net defined benefit (asset) / liability	Fair value of plan assets less present value of defined obligations

(c) Functional and presentation currency

These 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 lakhs, unless 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. 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.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.1 Basis of preparation (Continued)

(d) Use of estimates and judgements (Continued)

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

Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment in the year ending 31 March 2021 is included in the following notes:

- Note 8 - recognition of deferred tax assets: availability of future taxable profit against which tax losses carried forward can be used;
- Note 35 - measurement of defined benefit obligations: key actuarial assumptions;
- Notes 20, 26 and 34 - recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources;
- Note 40 - impairment of financial assets;
- Note 2.2 (B) and 2.2 (C) - estimation of useful life of property, plant and equipment and investment properties;
- Note 2.2 (C) – estimation of fair value of investment property; and
- Note 2.2 (G) and 43- Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition.

(e) Standards issued but not yet effective

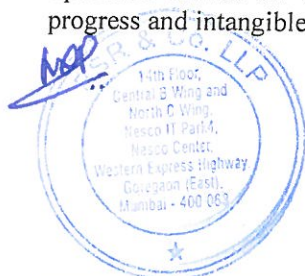
Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from April 01, 2021.

(f) Recent Pronouncements

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.1 Basis of preparation (Continued)

(f) Recent Pronouncements (Continued)

- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of Profit and Loss:

- Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency. specified under the head 'additional information' in the notes forming part of Standalone Financial Statements.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.

Measurement of fair values

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

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

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

(g) Measurement of fair values

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

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

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

- Note 40 – financial instruments and
- Note 4 – investment property



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

(h) Current and non-current classification

All assets and liabilities are classified into current and non-current.

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 entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the balance sheet date; or
- (d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the balance sheet date.

All other assets are classified as non-current.

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

- (a) it is expected to be settled in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within twelve months after the balance sheet date; or
- (d) The Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

All other liabilities are classified as non-current.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out above which are in accordance with the Schedule III to the Act.

Based on the nature of services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current – non-current classification of assets and liabilities.

(i) Going concern

The Company is engaged in the business of missed used development at Coimbatore. Based on the future business plans and cash flows of the Company, the management believes that the Company, as at 31 March 2021, will continue to operate as a going concern for the foreseeable future, realise its assets and discharge its liabilities as they fall due for payment, in the normal course of business



Alliance Mall Developers Co Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

A. Financial instruments

(i) Recognition and initial measurement

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

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

(ii) Classification and subsequent measurement

Financial assets

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

- amortised cost;
- FVOCI – debt investment;
- FVOCI – equity investment; or
- FVTPL

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

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

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

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

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

A. Financial instruments (Continued)

(ii) Classification and subsequent measurement (Continued)

Financial assets (Continued)

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

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

Financial assets: Business model assessment

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

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

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

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

A. Financial instruments (Continued)

(ii) Classification and subsequent measurement (Continued)

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

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

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

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

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

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL- These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

A. Financial instruments (Continued)

(ii) Classification and subsequent measurement (Continued)

Financial assets: Subsequent measurement and gains and losses (Continued)

Debt investments at FVOCI- These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

Equity investments at FVOCI - These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

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

(iii) Derecognition

Financial assets

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

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

Financial liabilities

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

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

A. Financial instruments (Continued)

(iv) Offsetting

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

(v) Compound financial instruments

Compound financial instruments issued by the company comprises of convertible debentures denominated in INR that can be converted to equity shares at the option of the holder, wherein the number of shares to be issued is fixed and does not vary with changes in fair value.

The liability component of a compound Financial instrument is initially recognised at the fair value which represents the present value of all future cash receipts discounted using the prevailing market rate of interest for a similar instrument without conversion option with a similar credit rating. The Equity component is initially recognised as the difference between fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

B. Property, plant and equipment

(i) Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalised borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

The cost of a self-constructed item of property, plant and equipment comprises the cost of materials and direct labour, any other costs directly attributable to bringing the item to working condition for its intended use, and estimated costs of dismantling and removing the item and restoring the site on which it is located.

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

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

B. Property, plant and equipment (Continued)

(ii) Subsequent expenditure

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

(iii) Depreciation

Depreciation on Property, Plant and Equipment of the company has been provided as per written down value method as per the estimated useful lives of the respective item of Property, Plant and Equipment indicated in Part 'C' of Schedule II of the Act or based on management estimates using technical evaluation..

The details are set out as below:

Asset category	Useful life estimated by the management	Useful life as per Schedule II of the Act
Paintings	10 years	NA
Vehicles	8 years	8 years
Computers	3 years	3 years

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate. Based on technical evaluation and consequent advice, the management believes that its estimates of useful lives as given above best represent the period over which management expects to use these assets.

(iv) Capital work-in progress and capital advances

Capital work-in progress comprises of the cost of property, plant and equipment that are not yet ready for their intended use as at the balance sheet date. Advances given towards acquisition of property, plant and equipment outstanding at each balance sheet date are disclosed as 'Other non-current assets'.

C. Investment Property

(i) Recognition and measurement

Investment properties are held to earn rentals or for capital appreciation, or both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

C. Investment Property (Continued)

(ii) Subsequent expenditure

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit and loss as incurred. Any gain or loss on disposal of investment property calculated as the difference between the net proceeds from disposal and the carrying amount of the item is recognized in Statement of Profit and Loss.

Though the Company measures investment property using cost-based measurement, the fair value of investment property is disclosed in the note no 4 of the Ind AS financial statements.

(iii) Depreciation

Depreciation on Investment Property has been provided as per written down value method as per the useful lives indicated in Part 'C' of Schedule II of the Act or based on management estimates using technical evaluation.

The details are set out as below:

Asset category	Useful life estimated by the management	Useful life as per Schedule II of the Act
Plant and equipment	15 years	15 years
Building	60 years	60 years
Furniture	10 years	10 years
Guest house building and Amenities	10 years	60 years
Buildings (Tenant Capex)	Over the period of lease term	60 years

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate. Based on technical evaluation and consequent advice, the management believes that its estimates of useful lives as given above best represent the period over which management expects to use these assets.

D. Impairment

(i) Impairment of financial instruments

The Company recognises loss allowances for expected credit losses on:

- financial assets measured at amortized cost; and
- financial assets measured at FVOCI- debt investments.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

D. Impairment (Continued)

(i) Impairment of financial instruments (Continued)

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

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

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

Trade and other receivables

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. Trade receivables are tested for impairment on a specific basis after considering the sanctioned credit limits, security like letters of credit, security deposit collected, etc. and expectations about future cash flows.

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

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

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

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

Measurement of expected credit losses

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

D. Impairment (Continued)

(i) Impairment of financial instruments (Continued)

Presentation of allowance for expected credit losses in the balance sheet

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

For debt securities at FVOCI, the loss allowance is charged to profit or loss and is recognised in OCI.

Write off

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

(ii) Impairment of non-financial assets

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

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

Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.

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

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

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

D. Impairment (Continued)

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

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

E. Employee benefits

(i) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid, if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

(ii) Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contribution into a separate entity and will have no legal or constructive obligation to pay further amounts.

The Company makes specified monthly contributions towards Government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit or loss in the periods during which the related services are rendered by employees.

Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

(iii) Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

E. Employee benefits (Continued)

(iii) Defined benefit plans (Continued)

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in OCI. The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plan are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

(iv) Other long-term employee benefits

The Company net obligation in respect of long-term employee benefits other than post-employment benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value, and the fair value of any related assets is deducted. The obligation is measured on the basis of an annual independent actuarial valuation using the projected unit credit method. Remeasurement gains or losses are recognised in profit or loss in the period in which they arise.

F. Provisions and contingent liabilities

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

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for,

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (*Continued*)

F. Provisions and contingent liabilities (*Continued*)

Contingent assets are not recognised in the standalone financial statements. However, the same are disclosed in the standalone financial statements where an inflow of economic benefit is probable.

G. Revenue recognition

Ind AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018.

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

(i) Revenue from real estate projects

The Company has applied modified retrospective approach in adopting the new standard (for all contracts other than completed contracts) and accordingly recognised revenue in accordance with Ind AS 115 as compared to earlier Percentage of Completion method as per the Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable)

These financial statements is prepared in accordance with Ind AS 115, an explanation of how the transition to Ind AS 115 has affected the previously reported financial position, financial performance and cash flows of the Company is provided in Note 43.

The Company derives revenues primarily from sale of properties comprising of both commercial and residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in Ind AS 115, Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

For sale of units, the Company recognises revenue when its performance obligations are satisfied and customer obtains control of the asset.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

G. Revenue recognition (Continued)

(i) Revenue from real estate projects (Continued)

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract liabilities are recognised when there is billing in excess of revenue and advance received from customers.

(ii) Dividend income

Dividend income is recognized in the statement of profit and loss on the date the entity's right to receive the payments is established.

(iii) License fees and rental income

License and rental income is recognised in the Statement of Profit and Loss on straight line basis over the lease term. Rental income earned from letting of space at the properties is recognised in the period in which the performance obligation is satisfied.

Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, performance bonuses, price concessions and incentives, if any, as specified in the contract with the customer.

(iv) Service charges

Service charges include common area maintenance and HVAC charges in respect of which revenue is recognised in the period in which the services are being rendered.

(v) Other operating revenue

Other operating revenue includes space on hire, kiosk income and rental for data and voice in respect of which revenue is recognised in the period in which the services are being rendered.

All revenue is stated exclusive of goods and service tax.

Use of significant judgements in revenue recognition

- Judgement is also required to determine the transaction price for the contract. The transaction price could be either a fixed amount of customer consideration or variable consideration with elements such as volume discounts, price concessions and incentives. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

G. Revenue recognition (Continued)

(v) Other operating revenue (Continued)

Use of significant judgements in revenue recognition (Continued)

The estimated amount of variable consideration is adjusted in the transaction price only to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur and is reassessed at the end of each reporting period. The Company allocates the elements of variable considerations to all the performance obligations of the contract unless there is observable evidence that they pertain to one or more distinct performance obligations.

H. Leases

(i) Policy applicable before April 01, 2019

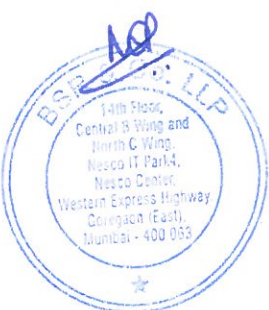
Finance Lease - Agreements are classified as finance leases, if substantially all the risks and rewards incidental to ownership of the leased asset is transferred to the lessee.

Operating Lease - Agreements which are not classified as finance leases are considered as operating lease. Operating lease payments/income are recognised as an expense/income in the statement of profit and loss on a straight-line basis over the lease term unless there is another systematic basis which is more representative

(ii) Policy applicable after April 01, 2019

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

H. Leases (Continued)

(ii) Policy applicable after April 01, 2019 (Continued)

As a Lessee

Right of use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

I. Recognition of interest income or expense

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

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

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

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset that have become credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

J. Income tax

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

J. Income tax (Continued)

(i) Current tax

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

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

(ii) Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for the financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised / reduced to the extent that it is probable respectively that the related tax benefit will be realised.

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

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



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

J. Income tax (Continued)

(ii) Deferred tax (Continued)

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

Minimum Alternate Tax ('MAT') credit entitlement is generally recognised as a deferred tax asset if it is probable (more likely than not) that MAT credit can be used in future years to reduce the regular tax liability.

Note on Section 115BAA

A new section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on 20 September 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section. The Company has decided to exercise the said option.

K. Borrowing cost

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

L. Foreign exchange translation and accounting of foreign exchange transaction

(i) Initial Recognition

Foreign currency transactions are initially recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. However, for practical reasons, the Company uses a monthly average rate if the average rate approximates the actual rate at the date of the transactions.

(ii) Conversion

Monetary assets and liabilities denominated in foreign currencies are reported using the closing rate at the reporting date. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2021

(Currency: Indian Rupees in Lakhs)

2.2 Significant accounting policies (Continued)

L. Foreign exchange translation and accounting of foreign exchange transaction (Continued)

(iii) Treatment of Exchange Difference

Exchange differences arising on settlement/ restatement of short-term foreign currency monetary assets and liabilities of the Company are recognized as income or expense in the Statement of Profit and Loss.

M. 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, except where the results would be anti-dilutive.

N. 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.

O. Inventories

Direct expenses like cost of land, site labour cost, material used for project construction, project management consultancy and general expenses incurred specifically for the residential project like insurance, design and technical assistance, borrowing costs and construction overheads are taken as the cost of project work-in-progress.

These inventories are valued at lower of cost or net realisable value; cost is determined on the weighted average method. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 3 : Property, plant and equipment

Particulars	Paintings	Vehicles	Computers	Furniture	Guest house building and Amenities	Total
Gross Block						
Balance as at 1 April 2019	0.74	0.20	20.27	237.43	548.86	807.50
Additions	-	-	4.62	-	-	4.62
Disposals	-	-	-	-	-	-
Balance as at 31 March 2020	0.74	0.20	24.89	237.43	548.86	812.12
Additions	-	-	1.77	5.50	-	7.27
Disposals	-	-	-	-	-	-
Balance as at 31 March 2021	0.74	0.20	26.66	242.93	548.86	819.39
Accumulated depreciation						
Balance as at 1 April 2019	0.35	0.14	15.49	91.51	168.29	275.78
Depreciation for the year	-	0.02	4.40	41.52	98.76	144.70
Disposals	-	-	-	-	-	-
Balance as at 31 March 2020	0.35	0.16	19.89	133.03	267.05	420.48
Depreciation for the year	-	0.01	3.72	29.64	72.93	106.30
Disposals	-	-	-	-	-	-
Balance as at 31 March 2021	0.35	0.17	23.61	162.67	339.98	526.78
Net Block						
Balance as at 31 March 2020	0.39	0.04	5.00	104.40	281.81	391.64
Balance as at 31 March 2021	0.39	0.03	3.05	80.26	208.88	292.61



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 4 : Investment property

A. Reconciliation of carrying amount

Particulars	Freehold land	Plant and equipment	Building	Total
Gross Block				
Balance as at 1 April 2019	7,808.62	4,293.44	25,922.90	38,024.96
Additions	-	20.75	253.10	273.85
Disposals	-	-	-	-
Balance as at 31 March 2020	7,808.62	4,314.19	26,176.00	38,298.81
Additions	-	0.95	1.57	2.52
Disposals	-	-	-	-
Balance as at 31 March 2021	7,808.62	4,315.14	26,177.57	38,301.33
Accumulated amortisation				
Balance as at 1 April 2019	-	1,234.71	1,554.43	2,789.14
Depreciation for the year	-	567.66	1,253.03	1,820.69
Balance as at 31 March 2020	-	1,802.37	2,807.46	4,609.83
Depreciation for the year	-	477.48	1,205.11	1,682.59
Balance as at 31 March 2021	-	2,279.85	4,012.57	6,292.42
Net Block				
At 31 March 2020	7,808.62	2,511.82	23,368.54	33,688.98
At 31 March 2021	7,808.62	2,035.29	22,165.00	32,008.91
Fair Value				
At 31 March 2020				67,086.96
At 31 March 2021				53,502.91

Notes:

Of the above, land measuring 12.48 acres and building thereon is subject to first charge for secured bank loans (refer note 18).



B. Measurement of fair values

i. Fair value hierarchy

The fair value of investment property has been determined by external, independent property valuer, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued.

The fair value measurement for the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used

ii. Valuation technique

The Company's investment properties consist of Retail Mall and Land at Coimbatore. Description of valuation techniques used and key inputs to valuation on investment properties are as follows:

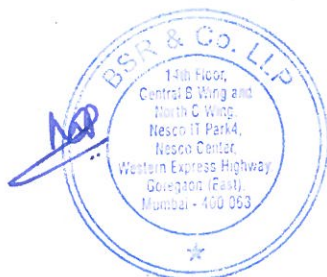
Type	Valuation technique	Significant unobservable	Inter-relationship between
Investment property	DCF method (refer below)	1). Discount Rate; 2). Market capitalisation rate	16.50% to 20.65%; 9.5%

The Company follows discounted cash flow (DCF) method. The DCF method is a financial modelling technique based on explicit assumptions regarding the prospective income arising out of the development to be carried out on the subject land parcel. In case of a valuation of a large land parcel like the subject property, where the development potential is realised over a period of time (i.e. time value of money comes into the picture) and also where there are no or few immediate similar properties (i.e. comparable) available for comparison, the DCF method considering relevant potential developments of the project is used.

C. Amount recognised in profit and loss for investment properties

	31 March 2021	31 March 2020
Rental income	2,254.24	4,792.45
Less: direct operating expenses from property that generated rental income	332.98	735.83
Less: Direct Operating expenses from property that did not generate rental income	-	-
Profit from investment properties before depreciation	1,921.26	4,056.62
Depreciation	1,712.23	1,862.21
Finance Cost	2,171.93	2,300.91
Profit from investment properties	(1,962.89)	(106.50)

D. The Company has no restriction on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued) as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 5 : Investments

	31 March 2021	31 March 2020
Investments valued at fair value through other comprehensive income (FVOCI)		
Investment in unquoted equity shares		
In other companies	7.34	84.84
Total non-current investments	7.34	84.84

Note 5.1 Detailed list of non-current investments

	31 March 2021		31 March 2020	
	Nos	Rs in lakhs	Nos	Rs in lakhs
1) Investments valued at fair value, fully paid up, unquoted, unless otherwise stated				
a) Investments in equity shares:				
In other companies				
IRIS Ecopower Venture Private Limited (Face value of Rs.10 each fully paid up)	73,400	7.34	8,48,400	84.84
Choice Realty Private Limited (Face value of Rs.10 each fully paid up)	8,000	50.00	8,000	50.00
Shine Enterprises Private Limited (Face value of Rs.100 each fully paid up)	23,000	598.00	23,000	598.00
	1,04,400	655.34	8,79,400	732.84
(Loss) on remeasuring investments at FVOCI		(648.00)		(648.00)
	1,04,400	7.34	8,79,400	84.84

Particular	31 March 2021	31 March 2020
Details:		
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	7.34	84.84
Aggregate amount of impairment in value of investments	-	648.00



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 6 : Loans

(Unsecured, considered good)

To parties other than related parties

Security deposit

322.42	337.48
<u>322.42</u>	<u>337.48</u>

Note 7 : Other financial assets

(Unsecured, considered good, unless otherwise stated)

Mobilisation advances

Considered good

15.30 15.30

Considered doubtful

1,002.64 1,002.64

Loss allowance

Less : Provision for expected credit loss

(1,002.64)	(1,002.64)
<u>15.30</u>	<u>15.30</u>

Bank deposits (due to mature after 12 months of the reporting date) (refer note below)*

- 10.52

Interest accrued on fixed deposits held with bank

- -

Security deposit

- -

Total other non current financial assets

<u>15.30</u>	<u>25.83</u>
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* Fixed deposit has been open with ICICI bank for general purpose. It is for long term period.

Note 8 : Deferred tax assets (net)

Tax effect of items constituting deferred tax assets:

Indexation of freehold land

1,901.85 1,754.80

Loss on remeasuring investments at FVOCI

148.26 148.26

Provision for expected credit loss on financial assets

680.95 672.08

Discounting of security deposits received to present value and corresponding impact on finance cost

12.03 5.53

Tax effect of items constituting deferred tax (liabilities):

Equity component on fair value of corporate guarantee given by parent

(138.51) (126.93)

Total Deferred tax assets (net)

<u>2,604.58</u>	<u>2,453.74</u>
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Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 9 : Non-current tax assets (net)

(a) Amounts recognised in statement of profit and loss

Particulars	31 March 2021	31 March 2020
Current tax expense (A)		
Current year	-	-
Deferred tax expense (B)		
Origination and reversal of temporary differences	(151.55)	(118.88)
Tax expense recognised in the income statement (A+B)	(151.55)	(118.88)

A new section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on 20 September 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions conditions defined in the said section. The Company has decided to exercise said option in preceding financial year

(b) Amounts recognised in other comprehensive income

Particulars	Before tax	31 March 2021 Tax (expense) benefit	Net of tax	Before tax	31 March 2020 Tax (expense) benefit	Net of tax
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit plans	2.83	(0.71)	2.12	2.44	4.82	7.26
Losses on remeasuring investments at FVOCI	-	-	-	-	-	-
	2.83	(0.71)	2.12	2.44	4.82	7.26

(c) Reconciliation of effective tax rate

Particulars	31 March 2021	31 March 2020
(Loss) before tax	(2,473.32)	(691.61)
Tax using the Company's domestic tax rate (Current year 25.17% and Previous Year 27.82%)	(622.48)	(174.06)
Tax effect of :		
Effect of income which is exempt from taxation	-	-
Effect of indexation benefit on land	(147.05)	(155.14)
Effect on Deferred Tax due to change in tax rate	-	76.38
Equity component of corporate guarantee by PIPL	11.58	(21.14)
Other adjustments	36.24	30.60
Effect of current year / brought forward losses for which no deferred tax is recognised	570.16	124.49
Tax expense as per Statement of Profit & Loss	(151.55)	(118.88)
Effective tax rate	6.13%	17.19%

Non-current tax assets (net)

	31 March 2021	31 March 2020
Advance tax including tax deducted at source (net of provision for tax Rs 44.39 lakhs (31 March 2020 Rs 44.39 lakhs)	623.95	798.59
Total non-current tax assets (net)	623.95	798.59



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

(d) Movement in deferred tax balances

	Net balances at 1 April 2020	Recognised in the statement of profit and loss	Recognised in OCI	Balance at 31 March 2021		
				Net	Deferred tax asset	Deferred tax liabilities
Property, Plant and Equipment	-	-	-	-	-	-
Investment Property	1,754.80	(147.05)	-	1,901.85	1,901.85	-
Investments	148.26	-	-	148.26	148.26	-
Financial assets	(126.93)	11.58	-	(138.51)	-	138.51
Other assets	672.08	(8.87)	-	680.95	680.95	-
Financial and other liabilities	5.53	(7.21)	0.71	12.03	12.03	-
Tax assets (liabilities) before set-off	2,453.74	(151.55)	0.71	2,604.58	2,743.09	138.51
Set-off of deferred tax liabilities					(138.51)	
Net deferred tax assets/ (liabilities)					<u>2,604.58</u>	

	Net balances at 1 April 2019	Recognised in the statement of profit and loss	Recognised in OCI	Balance at 31 March 2020		
				Net	Deferred tax asset	Deferred tax liabilities
Property, Plant and Equipment	0.21	0.21	-	-	-	-
Investment Property	1,599.46	(155.35)	-	1,754.80	1,754.80	-
Investments	142.83	-	(5.43)	148.26	148.26	-
Financial assets	735.75	862.68	-	(126.93)	-	126.93
Other assets	(148.07)	(820.14)	-	672.08	672.08	-
Financial and other liabilities	(0.14)	(6.28)	0.61	5.53	5.53	-
Tax assets (liabilities) before set-off	2,330.04	(118.88)	(4.82)	2,453.74	2,580.67	126.93
Set-off of deferred tax liabilities					(126.93)	
Net deferred tax assets/ (liabilities)					<u>2,453.74</u>	

(e) Unrecognised deferred tax assets

Deferred tax have not been recognised in respect of the following items :

Particulars	Expiry	31-Mar-21	31-Mar-20
Unabsorbed depreciation	Never Expire	7,448.43	4,169.29
Unrecognised tax losses carried forward	AY 2024-25	712.16	712.16
	AY 2026-27	1,046.97	1,046.97
	AY 2029-20	476.53	-
Unrecognised tax losses carried forward		2,235.67	1,759.14
Tax effect of unrecognised tax losses carried forward		2,437.29	1,492.07

(f) On 30th March 2019, MCA has issued amendment regarding the income tax Uncertainty over Income Tax Treatments. As per the Company's assessment, there are no material income tax uncertainties over income tax treatments during the current financial year.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 10 : Other non current assets

(Unsecured, considered good)

To related parties

Deferred guarantee expense on corporate guarantee given by holding company (Prozone Intu Properties Limited)

496.33 450.33

To parties other than related parties

GST input

1.57 1.57

Total other non current assets

497.90 451.90

Note 11 : Inventories

(valued at cost or net realisable value, whichever is lower)

Residential project

Opening work in progress

4,644.51 3,627.77

Additions during the year:

Construction cost

132.73 37.39

Personnel cost

79.08 86.64

Professional fees

16.78 5.64

Other expenses

467.04 732.87

Rates and taxes

0.74 38.03

Finance costs

256.63 116.17

Addition on account of significant Finance component

260.55 -

Total inventories

5,858.06 4,644.51

Note 12 : Trade receivables

(Unsecured, considered good)

Trade receivables

Trade receivables considered good- Unsecured

1,082.66 807.12

Less : Provision for expected credit loss

(35.24) -

Total trade receivables

1,047.42 807.12



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 13 : Cash and cash equivalents

Balances with banks:

- In current accounts

Cash on hand

716.24 405.27

4.28 5.79

Total cash and cash equivalents

720.52 411.06

Note 14 : Bank Balance other than (note 13) above

Bank deposits (with original maturity of less than 12 months) (refer note below)*

69.56 640.42

Total cash and cash equivalents

69.56 640.42

* Restrictions on fixed deposits

Fixed deposit has been offered as a security against lease rental discounting loan taken from Bank which is equivalent to 3 months instalments. The said loan is taken in the month December 2017 which is for period of 12 years. The fixed deposit is required to be maintain throughout tenure of said loan. During the year FD was liquidated and funds were utilised towards payment of EMI of the bank. Also there is FD of Rs 10 lakhs which is against bank guarantee given by the company to Pollution control board

Note 15 : Loans

(Unsecured, considered good, unless otherwise stated)

To parties other than related parties

Loan given to employees

12.55 13.00

Total Loans

12.55 13.00

Note 16 : Other current assets

(Unsecured, considered good)

To related parties

Current portion of deferred guarantee expense on corporate guarantee given by holding company (Prozone Intu Properties Limited)

54.00 54.00

To parties other than related parties

Prepaid expenses

66.85 57.90

Advances to creditors

262.97 297.45

Unbilled revenue

224.86 128.00

Other advances

24.20 180.23

Bank deposits (due to mature after 12 months of the reporting date) (refer note below)*

51.13 -

Total other current assets

684.01 717.58



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 17 : Equity share capital

Particulars	31 March 2021	31 March 2020
Authorised		
33.00 lakhs (31 March 2020: 33.00 lakhs) equity shares of Rs 10 each	330.00	330.00
Issued, subscribed and fully paid up		
32.68 lakhs (31 March 2020: 32.68 lakhs) equity shares of Rs 10 each, fully paid up	326.83	326.83

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

Particulars	31 March 2021		31 March 2020	
	No. in lakhs	Total	No. in lakhs	Total
Equity shares of Rs. 10/- each fully paid up				
At the beginning of the year	32.68	326.83	32.68	326.83
Issued during the year	-	-	-	-
Outstanding at the end of the year	32.68	326.83	32.68	326.83

b) Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 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) Rights, preferences and restrictions attached to 1% Non-Cumulative, Compulsory Convertible Preference Shares (NCCPS)

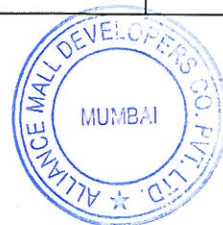
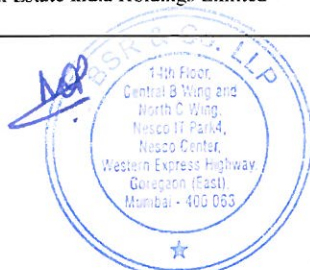
During the year ended 31 March 2011, the Company has issued 6.89 lakhs 1% Non-Cumulative, Compulsory Convertible Preference Shares (NCCPS) of Rs. 10/- each fully paid, at a premium of Rs. 802.77 per share to Hagwood Commercial Developers Private Limited, a fellow subsidiary. Each holder of the NCCPS is entitled to one vote per share only on resolution placed before the Company, which directly affect the right attached to NCCPS. The NCCPS are Convertible, at par, at any time within a period of 10 years from the date of allotment. If NCCPS holder does not exercise conversion option, NCCPS are compulsorily convertible into equity share at the end of 10th year from the date of allotment.

d) Shares held by holding company

Names of equity shareholders	31 March 2021		31 March 2020	
	Number of equity shares held in lakhs	% of holding	Number of equity shares held in lakhs	% of holding
Prozone Intu Properties Limited, Holding Company				
Equity Shares of Rs. 10/- each fully paid up	20.10	61.50%	20.10	61.50%

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

Particulars	31 March 2021		31 March 2020	
	No. in lakhs	% holding	No. in lakhs	% holding
Equity Shares of Rs. 10/- each fully paid up				
Prozone Intu Properties Limited, Holding Company	20.10	61.50%	20.10	61.50%
Triangle Real Estate India Holdings Limited	11.44	35.00%	11.44	35.00%



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 17.1 : Instruments entirely equity in nature

Particulars	31 March 2021	31 March 2020
Authorised Capital		
7.00 Lakhs (31 March 2020: 7.00 Lakhs) 1% Non-Cumulative, Compulsory Convertible Preference Shares of Rs.10 each	70.00	70.00
	<u>70.00</u>	<u>70.00</u>
Issued, subscribed and fully paid up		
6.89 Lakhs (31 March 2020: 6.89 Lakhs) 1% Non-Cumulative, Compulsory Convertible Preference Shares of Rs.10 each	68.90	68.90
4.80 Lakhs (31 March 2020: 4.80 Lakhs) 0.001% Unsecured Compulsarily Convertible Debenture (UCCD) of Rs.10 each	47.99	47.99
	<u>116.89</u>	<u>116.89</u>

a) Reconciliation of the Shares / Debentures outstanding at the beginning and at the end of the reporting year

Particulars	31 March 2021		31 March 2020	
	No. in lakhs	Rs in lakhs	No. in lakhs	Rs in lakhs
1% Non-Cumulative, Compulsory Convertible Preference Shares of Rs. 10/- each fully paid up				
At the beginning of the year	6.89	68.90	6.89	68.90
Issued during the year	-	-	-	-
Outstanding at the end of the year	<u>6.89</u>	<u>68.90</u>	<u>6.89</u>	<u>68.90</u>

Particulars	31 March 2021		31 March 2020	
	No. in lakhs	Rs in lakhs	No. in lakhs	Rs in lakhs
0.001% Unsecured Compulsory Convertible Debenture of Rs 10/- each fully paid up				
At the beginning of the year	4.80	47.99	4.80	47.99
Issued during the year	-	-	-	-
Outstanding at the end of the year	<u>4.80</u>	<u>47.99</u>	<u>4.80</u>	<u>47.99</u>

b) Terms / rights attached 1% Non-Cumulative, Compulsory Convertible Preference Shares (NCCPS)

During the year ended 31 March, 2011, the Company has issued 689,000, 1% Non-Cumulative, Compulsory Convertible Preference Shares (NCCPS) of Rs. 10/- each fully paid, at a premium of Rs. 802.77 per share to Hagwood Commercial Developers Private Limited, a fellow subsidiary. Each holder of the NCCPS is entitled to one vote per share only on resolution placed before the Company, which directly affect the right attached to NCCPS. The NCCPS are Convertible, at par, at any time within a period of 10 years from the date of allotment. If NCCPS holder does not exercise conversion option, NCCPS are compulsorily convertible into equity share at the end of 10th year from the date of allotment.

c) Terms / rights attached 0.001% Unsecured Compulsarily Convertible Debenture (UCCD)

In Financial year 2017 and 2018 respectively, company has issued 401,325 debentures and 78,567 debentures, 0.001% Unsecured Compulsarily Convertible Debenture (UCCD) of Rs. 10/- each fully paid, at a premium of Rs. 1,031.9 per share to existing share holders. These CCDs shall be convertible into one Equity shares - 1) By the Company or the Investors at any time after third anniversary of the completion date, if mutually agreed between Company and all investors collectively or 2) on the tenth anniversary of completion date without any application or any further act on the part of debentureholders.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

d) Shares / Debentures held by holding company and/or their subsidiaries :

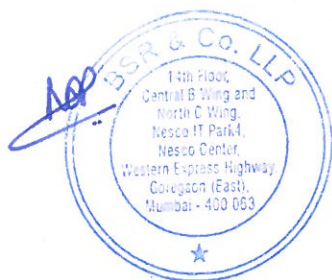
Names of equity shareholders	31 March 2021		31 March 2020	
	Number of equity shares held in lakhs	% of holding	Number of equity shares held in lakhs	% of holding
Prozone Intu Properties Limited, Holding Company				
0.001% Unsecured Compulsory Convertible Debenture (UCCD)	2.95	61.50%	2.95	61.50%

Names of equity shareholders	31 March 2021		31 March 2020	
	Number of equity shares held in lakhs	% of holding	Number of equity shares held in lakhs	% of holding
Hagwood Commercial Developers Private Limited, Fellow Subsidiary				
1% Non-Cumulative, Compulsory Convertible Preference Shares of Rs.10 each fully paid up	6.89	100.00%	6.89	100.00%

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

Particulars	31 March 2021		31 March 2020	
	No. in lakhs	% holding	No. in lakhs	% holding
0.001% Unsecured Compulsory Convertible Debenture (UCCD)				
Prozone Intu Properties Limited (Formerly known as Prozone Capital Shopping Centers Limited) , Holding Company	2.95	61.50%	2.95	61.50%
Triangle Real Estate India Holdings Limited	1.68	35.00%	1.68	35.00%

Particulars	31 March 2021		31 March 2020	
	No. in lakhs	% holding	No. in lakhs	% holding
1% Non-Cumulative, Compulsory Convertible Preference Shares of Rs. 10/- each fully paid up				
Hagwood Commercial Developers Private Limited, Fellow Subsidiary	6.89	100.00%	6.89	100.00%



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

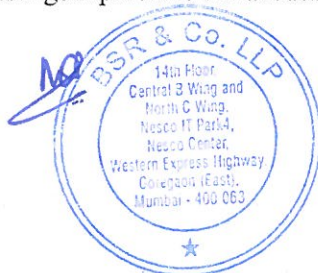
Note 17.2 : Other Equity

Reserves and Surplus

	31 March 21	31 March 20
Securities Premium		
Opening balance	20,895.45	20,895.45
Add: Addition during the year	-	-
Closing balance (refer sub-note 1)	20,895.45	20,895.45
Retained Earnings		
Opening balance	(3,374.30)	(2,801.56)
Add: (loss) for the year	(2,321.77)	(572.73)
Closing balance (refer sub-note 2)	(5,696.07)	(3,374.30)
Other Comprehensive Income		
Opening balance	(43.90)	(51.15)
Add: Gain on fair value of defined benefit plans	2.12	1.83
Add: Gain on fair value of investments	-	5.43
Closing balance (refer sub-note 2)	(41.78)	(43.90)
Equity Component on fair value of Corporate Guarantee given by Parent		
Opening balance	766.54	747.46
Add: addition for the year	100.00	19.08
Closing balance	866.54	766.54

Sub-note:

- Securities premium is received pursuant to the further issue of shares/ debentures at a premium net of the share / debenture issue expenses. This is a non-distributable reserve except for the following instances where the the share premium account may be applied;
 - towards the issue of unissued shares of the Company to the members of the Company as fully paid bonus shares;
 - for the purchase of its own shares or other securities;
 - in writing off the preliminary expenses of the Company;
 - in writing off the expenses of, or the commission paid or discount allowed on, any issue of shares or debentures of the Company; and
 - in providing for the premium payable on the redemption of any redeemable preference shares or of any debentures of the Company.
- Retained earnings represents the accumulated profits of the Company.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 18 : Borrowings

(Secured)

Lease rental discounting loan from bank (refer note (i) below)	19,353.25	18,915.60
Less : Debt syndication fees	(399.22)	(597.06)
Less : Current maturities of long-term debt (refer note 24)	-	(912.00)
Term Loan from Financial Institution	1,662.85	1,591.78
Less : Debt syndication fees	(85.09)	-
Less : Current maturities of long-term debt (refer note 24)	(1,662.85)	-
Total non current borrowings	18,868.94	18,998.32

Lease rental discounting loan from bank (secured) includes:

i) Rs. 19,353.25 lakhs (31 March 2020: Rs. 18,915.60) loan from Bank presently carrying interest @ 8.85 % (previous year 8.85 %) (floating rate). The loan is repayable in 144 monthly instalment starting from January 2018. The loan is secured by first exclusive charge on undivided share of land measuring 12.48 acres and Mall building thereon in Coimbatore and rent receivables from both present and future income from Prozone Mall. The loan are further secured by corporate guarantee of the Holding Company Prozone Intu Properties Limited. One time restructuring proposal is accepted by the bank and said loan is restructured post 31 March 2021

ii) Rs. 1,662.85 lakhs (31 March 2020: Rs. 1,591.78 lakhs) loan from Financial Institution presently carrying interest @ 13.80 % (previous year @ 12.80%) (floating rate). The loan is repayable in 30 monthly instalment starting from January 2022. The loan is secured by first exclusive charge on undivided share of land measuring 2.99 acres and building thereon. The above loans are further secured by corporate guarantee of the Holding Company Prozone Intu Properties Limited and hypothecation of sold and unsold receivables from the residential project.

iii) As per RBI's Policy, the Company has availed the relief provided by banks & financial institution by way of moratorium on principal and interest repayments on the loans taken from banks and financial institutions and thus the repayment schedule has been modified accordingly.

Note 19 : Other financial liabilities

Lease deposit from tenants	1,774.48	1,729.96
Total other financial liabilities	1,774.48	1,729.96

Note 20 : Provisions

Provision for employee benefits (refer note 35)		
- Provision for gratuity	16.00	14.63
Total provisions	16.00	14.63

Note 21 : Other non-current liabilities

Advance Rent Received	63.48	116.69
Less : Current portion	(5.86)	(46.06)
Deferred liabilities on financial liabilities carried at amortised cost	57.62	70.63
Total other non-current liabilities	57.62	70.63

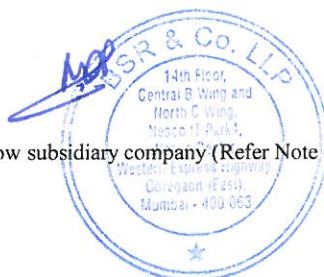
Note 22 : Borrowings

(Unsecured)

Loan taken from Empire Mall Private Limited, fellow subsidiary company (Refer Note (i))	2,233.15	2,377.47
Total current borrowings	2,233.15	2,377.47

Details of unsecured borrowings

i) Rs. 2233.15 lakhs (31 March 2020: Rs. 2377.47 lakhs) loan taken from fellow subsidiary company is repayable on demand and carries interest rate @ 10.6% p.a. (Interest charged for the year varies from 10.6% to 11.6% depending upon rate of Interest of Empire Mall Private Limited)



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 23 : Trade payables

- Total outstanding dues of micro enterprises and small enterprises (refer note below)	1.47	1.94
- Total outstanding dues of creditors other than micro enterprises and small enterprises.	428.68	338.42

Total trade payables

430.15 340.36

Note:

Micro and small enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 have been determined based on the information available with the Company and the required disclosures are given below:

	31 March 2021	31 March 2020
Principal amount remaining unpaid to any supplier as at the end of each accounting year;	1.47	1.94
Interest due thereon to any supplier as at the end of each accounting year;	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006);	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year; and	-	-
The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	0.01	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

Note 24 : Other financial liabilities

Current maturities of long-term debt (refer note 18)	1,662.85	912.00
Payables for capital goods	1,273.91	1,281.35
Provision for employee benefit payable	23.16	12.26
Retention money payable	35.44	35.44

Total other financial liabilities

2,995.36 2,241.05

Note 25 : Other current liabilities

Other advances:

Advances received from customers	1,656.45	741.58
Statutory dues payable		
- Tax deducted at source payable	12.32	32.72
- Professional tax payable	0.07	0.24
- Provident fund payable	0.70	0.46
- Labour welfare fund payable	0.02	0.01
- GST payable	111.32	17.90
Deferred liabilities on financial liabilities carried at amortised cost	5.86	46.06
Capital expenditure deposit with tenants	119.81	153.41

Total other current liabilities

1,906.55 992.38

Note 26 : Provisions

Provision for employee benefits (refer note 35)

- provision for gratuity
- provision for compensated absences

3.67 3.78
11.35 10.59

Total current provisions

15.02 14.37



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 27 : Revenue from operations

Sale of services

License fees and rental income	1,211.10	2,858.21
Service charges	878.84	1,462.50
Amortisation of security deposits	50.08	73.75

Other operating revenue

Others (Space on Hire, Kiosk income, Rental for data invoice, IBS, etc.)	114.22	397.99
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Total revenue from operations

2,254.24	4,792.45
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Note 28 : Other income

Interest income

- on fixed deposit	20.43	41.54
Income on account of wind power credit	85.07	-
Profit on sale of mutual fund(net)	-	13.16
Interest on Income tax refund	13.46	-
Sundry Balances Written back	1.97	234.55
Liabilities no longer required written back	26.15	-

Total other Income

147.08	289.25
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Note 29 : Employee benefit expense

Salaries, wages and bonus	119.12	141.40
Contribution to provident fund	5.61	7.09
Expenses related to post-employment defined benefit plans (refer note 35)	4.08	4.20
Expenses related to compensated absences (refer note 35)	2.73	2.10

Total employee benefit expense

131.54	154.78
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Note 30 : Finance costs

Interest on:

- unwinding of security deposits	75.91	96.20
- loan from banks	1,728.32	1,770.59
- loan from related parties	227.33	266.58

Notional corporate guarantee expenses	54.00	52.15
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Processing fees	86.36	115.39
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Interest on MSME	0.01	-
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Total finance costs

2,171.93	2,300.91
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Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 31 : Depreciation expense

Depreciation on property, plant and equipments	106.30	144.70
Depreciation on investment property	1,682.59	1,820.69
Total depreciation and amortisation expense	1,788.89	1,965.39

Note 32 : Other expenses

Rent paid on machinery (refer note 42)	25.80	25.80
Rates and taxes	81.54	169.44
Repairs and maintenance	48.22	58.94
Insurance expenses	37.55	16.47
Housekeeping and technical manpower cost	27.37	81.90
Technical manpower cost	13.35	25.28
Security manpower cost	31.70	59.49
Electricity expenses (net of recovery)	45.42	123.90
Printing and stationary	0.17	0.81
Office expenses	0.16	0.47
Legal and professional fees	65.62	38.85
Event and exhibitions	8.21	30.92
Management consultancy fees	264.68	255.37
Advertising and business promotion	59.25	94.90
Brokerage expense	8.50	31.22
Travelling expenses	5.05	9.88
Provision for expected credit loss	35.24	-
Sundry balances written off	-	296.15
Directors sitting fees	3.75	4.25
Payment to auditors' (refer note 32(a) below)	14.42	14.00
Miscellaneous expenses	6.28	14.19
Total other expenses	782.28	1,352.23

Note 32(a) : Payment to auditors

Statutory audit fees	14.00	14.00
Tax audit	-	-
Others	0.42	-
	14.42	14.00



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

31 March 2021 31 March 2020

Note 33 : Earning per equity 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: Basic earnings per share is calculated by dividing the profit attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the year, excluding equity shares purchased by the Company and held as treasury shares.

Diluted: Diluted earnings per share is calculated by adjusting the weighted average number of equity shares outstanding during the year for assumed conversion of all dilutive potential equity shares. Employee share options are dilutive potential equity shares for the Company.

Particulars	31 March 2021	31 March 2020
Profit computation for basic earnings per share of Rs. 10 each		
Weighted average number of equity shares (No. in lakhs) for EPS- Basic computation	32.68	32.68
Weighted average number of potential equity shares (No. in lakhs) outstanding during the year	11.69	11.69
Total number of equity share for calculating diluted earning per share	44.37	44.37
Net profit after tax as per statement of profit and loss attributable to equity shareholders	(2,321.77)	(572.73)
Basic earning per share (in Rs.)	(71.05)	(17.53)
Diluted earning per share (in Rs.)	(71.05)	(17.53)

The potential equity shares in the form of 6.89 lakhs (31 March 2020 : 6.89 lakhs), 1% Non-Cumulative, Compulsory Convertible Preference Shares (NCCPS) and 4.80 lakhs (31 March 2020 : 4.80 lakhs), 0.001% Unsecured Compulsarily Convertible Debenture (UCCD) are ignored in the calculation of diluted earnings per share, as on their conversion to equity shares, the results on the earnings per share from continuing ordinary activities would be anti-dilutive.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 34 : Contingent liabilities and committments are given below:

A) Commitments

- i) Estimated amount of contracts remaining to be executed on capital account not provided for (net of advances) Rs. 2830.01 lakhs (31 March 2020: Rs. 760.96 lakhs).

B) Contingent liabilities

- i) Guarantee given by Bank on behalf of the Company Rs.10 Lakhs (31 March 2020: Rs. 10 Lakhs).

- ii) Claims against the Company, not acknowledged as debts Rs Nil (31 March 2020: Rs. Nil)

- iii) Disputed demands in respect of Income-tax: Rs Nil (31 March 2020: Rs. Nil)

iv) "The Hon'ble Supreme Court of India ("SC") by their order dated February 28, 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Subsequently, a review petition against this decision has been filed and is pending before the SC for disposal. In view of the management, the liability for the period from date of the SC order to 31 March 2021 has been provided in the books of account. The same has also be paid subsequently. Further, pending decision on the subject review petition and directions from the EPFO, the impact for the past period, if any, is not ascertainable and consequently no effect has been given in the accounts."



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 35 : 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.

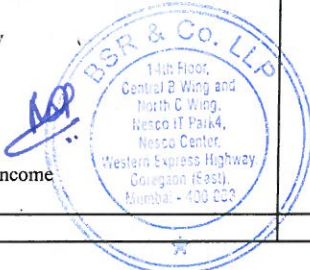
The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

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:

Particulars	Funded Plan	
	Gratuity	
	31 March 21	31 March 20
a) Expenses recognised in the statement of profit and loss		
Current Service Cost	3.01	3.11
Past Service Cost	-	-
Interest Cost	1.07	1.09
Components of defined benefit costs recognized in profit or loss	4.08	4.20
b) Included in other comprehensive income		
Actuarial changes arising from changes in financial assumptions	0.44	0.79
Actuarial changes arising from changes in demographic assumptions	-	(0.00)
Experience adjustments	(3.27)	(3.24)
Return on plan assets excluding amounts included in Interest Income	0.00	0.01
Actuarial Loss / (Gain) recognized in OCI	(2.83)	(2.44)
c) Recognised in balance sheet		
Present value of obligation as at the end of the year	22.23	20.80
Fair value of plan assets as at the end of the year	(2.57)	(2.39)
Net Liability (Asset)	19.67	18.41
d) Changes in defined benefit obligations		
Present value of obligation as at the beginning of the year	20.80	18.88
Defined Benefit Obligation ("PBO") at the beginning of the year	20.80	18.88
Service cost	3.01	3.11
Interest cost	1.25	1.26
Benefits paid	-	-
Actuarial loss / (gain)	(2.83)	(2.45)
Present value of obligation as at the end of the year	22.23	20.80
e) Change in fair value of assets		
Fair value of plan assets at the beginning of the year	2.38	2.22
Interest Income	0.18	0.17
Return on plan assets excluding amounts included in interest income	0.00	(0.01)
Benefits paid	-	-
Fair value of plan assets at the end of the year	2.57	2.38
f) Reconciliation of net defined benefit liability		
Net opening provision in books of accounts	18.41	16.66
Transfer in/(out) obligation	-	-
Employee Benefit Expense	4.08	4.20
Amounts recognized in Other Comprehensive Income	(2.83)	(2.44)
Closing provision in books of accounts	19.67	18.41



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 35 : Disclosure relating to employee benefits as per Ind AS 19 'Employee Benefits'

		Unfunded Plan	
		Compensated absences	
Particulars		31 March 21	31 March 20
a) 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		10.59	9.42
Service cost		2.88	3.87
Interest cost		0.62	0.62
Actuarial (gain)		(0.76)	(2.39)
Benefits paid		(1.97)	(0.93)
Present value of obligation as at the end of the year		11.35	10.59
b) Expenses recognised in the statement of profit and loss			
Current Service Cost		2.88	3.87
Past Service Cost		(0.76)	(2.39)
Interest Cost		0.62	0.62
Total included in 'Employee Benefit Expense'		2.73	2.10
c) Liability recognised in balance sheet			
Present value of obligation as at the end of the year		11.35	10.59
Fair value of plan assets as at the end of the year			
Net Liability (Asset)		11.35	10.59
d) Components of actuarial gain/losses on obligation			
Actuarial changes arising from changes in financial assumptions		0.19	0.33
Actuarial changes arising from changes in demographic assumptions		-	0.00
Experience adjustments		(0.96)	(2.72)
Net actuarial Loss/(Gain)		(0.76)	(2.39)

		Gratuity		Compensated absences	
		31 March 21	31 March 20	31 March 21	31 March 20
e) Current/ non-current classification					
Current		3.67	3.78	11.35	10.59
Non- current		16.00	14.63	-	-
		19.67	18.41	11.35	10.59

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

Actuarial assumptions	Gratuity		Compensated absences	
	31 March 21	31 March 20	31 March 21	31 March 20
Discount rate	6.05%	6.45%	6.05%	6.45%
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%
	Indian assured lives mortality (2012-14)	Indian assured lives mortality (2006-08)	Indian assured lives mortality (2012-14)	Indian assured lives mortality (2006-08)
Mortality rate	ultimate	ultimate	ultimate	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.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 35 : 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 March 21	31 March 20	31 March 21	31 March 20
	0.5% increase		0.5% increase	
i. Discount rate	21.69	20.26	11.11	10.36
ii. Salary escalation rate - over a long-term	22.79	21.35	11.60	10.82
	10% increase		10% increase	
iii. Withdrawal rate (W.R.)	22.20	20.78	11.22	10.46
	0.5% decrease		0.5% decrease	
i. Discount rate	22.81	21.36	11.60	10.82
ii. Salary escalation rate - over a long-term	21.68	20.26	11.10	10.36
	10% decrease		10% decrease	
iii. Withdrawal rate (W.R.)	22.27	20.80	11.50	10.72

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation, keeping all other actuarial assumptions constant.

Maturity analysis of defined benefit obligation

Particulars	Gratuity		Compensated absences	
	Cashflow	Distribution (%)	Cashflow	Distribution (%)
1st Following Year	6.62	20.9%	2.70	17.9%
2nd Following Year	1.63	5.1%	1.45	9.6%
3rd Following Year	1.57	5.0%	1.30	8.6%
4th Following Year	1.64	5.2%	1.17	7.8%
5th Following Year	1.62	5.1%	1.05	7.0%
Sum of Year 6 to 10 Year	11.51	36.3%	4.16	27.6%
Total expected payments	24.58		11.83	

Experience adjustments

Particulars	2020	2019	2018	2017	2016
Present value of defined benefit obligation	20.80	18.88	13.19	12.41	9.12
Fair value of plan assets	(2.39)	(2.22)	(3.47)	(3.23)	(3.00)
(Deficit)	18.41	16.66	9.72	9.18	6.12

B) Defined contribution plans

The Company makes contribution towards provident fund to a defined contribution retirement plan for qualifying employees. The provident fund plan is operated by the regional provident fund commissioner. Under the schemes, the Company is required to contribute a specified percentage of payroll cost to the retirement contribution schemes to fund benefits.

The Company has recognised the following amounts in the Statement of Profit and Loss for the year:

	31 March 21	31 March 20
Contribution to provident fund (refer note 29)	5.61	7.09
	5.61	7.09

"The Hon'ble Supreme Court of India ("SC") by their order dated February 28, 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Company has also made provision of provident fund liability till 31 March 2021. The entire liability is subsequently paid by the company.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued) as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 36 : 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	Name of the Party
A) Key Management Personnel (KMP) Director	Mr. Sudhanshu Chaturvedi
B) Independent Director & Non Executive Director Independent Director Independent Director	Ms. Deepa Hakani Ms. Hema Arya
C) Holding Company	Prozone Intu Properties Limited
D) Fellow Subsidiary Company	Empire Mall Private Limited
E) Shareholders having significant influence in the Company	Triangle Real Estate India Holdings Limited



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

Summary of related party transactions

Transactions	Fellow Subsidiary		Holding Company		Directors Sitting Fees		Shareholders having significant influence in the Company	
	31 March 2021	31 March 2020	31 March 2021	31 March 2020	31 March 2021	31 March 2020	31 March 2021	31 March 2020
Directors sitting fees								
Mr. Sudhanshu Chaturvedi	-	-	-	-	1.25	1.50	-	-
Ms. Deepa Hakani	-	-	-	-	1.25	1.50	-	-
Ms. Hemal Arya	-	-	-	-	1.25	1.25	-	-
Purchase of services								
Prozone Intu Properties Limited	-	-	322.16	333.62	-	-	-	-
Rent paid on machinery								
Empire Mall Private Limited	25.80	25.80	-	-	-	-	-	-
Loan taken								
Prozone Intu Properties Limited	-	-	-	41.67	-	-	-	-
Empire Mall Private Limited	110.63	505.00	-	-	-	-	-	-
Interest expenses on loan								
Empire Mall Private Limited	227.33	249.92	-	-	-	-	-	-
Prozone Intu Properties Limited	-	-	-	16.67	-	-	-	-
Notional Corporate Guarantees commission								
Prozone Intu Properties Limited	-	-	54.00	52.15	-	-	-	-
Loan repaid (including TDS)								
Empire Mall Private Limited	482.27	778.53	-	-	-	-	-	-
Prozone Intu Properties Limited	-	-	-	284.54	-	-	-	-

Balances payable/outstanding at the year end

	Fellow Subsidiary		Holding Company		Directors Sitting Fees		Shareholders having significant influence in the Company	
	31 March 2021	31 March 2020	31 March 2021	31 March 2020	31 March 2021	31 March 2020	31 March 2021	31 March 2020
Advance towards purchase of services								
Prozone Intu Properties Limited	-	-	19.49	174.68	-	-	-	-
Loan taken (net of repaid)								
Empire Mall Private Limited	2,233.15	2,377.47	-	-	-	-	-	-
Corporate Guarantees given on behalf of company								
Prozone Intu Properties Limited	-	-	21,016.10	20,507.38	-	-	-	-
Debt issued (including premium)								
Prozone Intu Properties Limited	-	-	3,075.00	3,075.00	-	-	1,750.00	1,750.00



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 37 : Segment Reporting as required under Indian Accounting Standard 108, "Operating Segments" :

Based on the "management approach" as defined in Ind AS 108 – Operating Segments, the managing director / director evaluates the Group's performance based on an analysis of various performance indicators by business segment. Accordingly information has been presented along these segments. The accounting principles used in the preparation of the financial statement are consistently applied in individual segment to prepare segment reporting. The Group is organised into business units based on its services and has two reportable segments, as follows:

1. Leasing.
2. Outright Sales

a) Information about Primary Segments - Business Segments

31 March 2021

Particulars	Leasing	Outright Sales	Total
For the year ended 31 March, 2021			
Revenue			
Segment revenue	2,254.24	-	2,254.24
Unallocated revenue			-
			2,254.24
Results			
Segment results	(133.74)	(296.56)	(430.30)
Unallocated expenses			18.17
Operation (loss)			(448.47)
Finance costs			2,171.93
Other income			(147.08)
(Loss) before tax			(2,473.32)
Tax expense			(151.55)
(Loss) for the year			(2,321.76)
As at 31 March, 2021			
Segment assets	37,674.43	6,451.44	44,125.87
Unallocated assets			639.24
Total assets (A)			44,765.12
Segment liabilities	24,549.40	3,563.40	28,112.80
Unallocated liabilities			184.47
Total liabilities (B)			28,297.27
Capital employed (A) - (B)			16,467.85



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

31 March 2020

Particulars	Leasing	Outright Sales	Total
For the year ended 31 March, 2020			
Revenue			
Segment revenue	4,792.45	-	4,792.45
Unallocated revenue			-
			4,792.45
Results			
Segment results	1,599.33	(261.03)	1,338.30
Unallocated expenses			18.25
Operation (loss)			1,320.05
Finance costs			2,300.91
Other income			(289.25)
(Loss) before tax			(691.61)
Tax expense			(118.88)
(Loss) for the year			(572.73)
As at 31 March, 2020			
Segment assets	36,774.59	5,424.47	42,199.06
Unallocated assets			3,267.63
Total assets (A)			45,466.69
Segment liabilities	24,384.51	2,256.02	26,640.53
Unallocated liabilities			138.65
Total liabilities (B)			26,779.18
Capital employed (A) - (B)			18,687.52

b) Information about major customers

No single customer represents 10% or more of the Company's total revenue for the years ended 31 March 2021 and 31 March 2020, respectively.

Note 38 : Disclosure with regards to section 186 (4) of the Companies Act, 2013

(i) For investments refer note 5 and 12

The said investment is kept for availing benefit of electricity generation through wind power

(ii) For Loans given :

The Company has not provided interest in current year and previous year as said loans and advances are written off during previous year the year.

Note 39 : Expenditure in foreign Currency

There is no expenses incurred in foreign currency in FY 20-21 as well as in previous year FY 19-20.



Notes to the financial statements (Continued)
as at 31 March 2021

Note 40 : Financial instruments – Fair values and risk management :

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities if the carrying amount is a reasonable approximation of fair value.

31 March 2021	Note	Carrying amount			Fair value			Total
		FVTPL	FVTOCI	Amortised Cost	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	
Financial assets								
Investments	5	-	7.34	-	-	7.34	-	7.34
Loans	6, 15	-	-	334.97	-	-	-	-
Others financial assets	7	-	-	15.30	-	-	-	-
Trade receivables	12	-	-	1,047.42	-	-	-	-
Cash and cash equivalents	13	-	-	720.52	-	-	-	-
		-	7.34	2,118.21				
Financial liabilities								
Borrowings	18, 22	-	-	21,102.09	-	21,102.09	-	21,102.09
Trade payables	23	-	-	430.15	-	-	-	-
Other financial liabilities	19, 24	-	-	4,769.84	-	4,769.84	-	4,769.84
		-	-	26,302.08				

31 March 2020	Note	Carrying amount			Fair value			Total
		FVTPL	FVTOCI	Amortised Cost	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	
Financial assets								
Investments	5, 11	-	84.84	-	-	84.84	-	84.84
Loans	6, 15	-	-	350.48	-	-	-	-
Others financial assets	7	-	-	25.83	-	-	-	-
Trade receivables	12	-	-	807.12	-	-	-	-
Cash and cash equivalents	13	-	-	411.06	-	-	-	-
		-	84.84	1,594.49	-	-	-	-
Financial liabilities								
Borrowings	18, 22	-	-	21,375.79	-	21,375.79	-	21,375.79
Trade payables	23	-	-	340.36	-	-	-	-
Other financial liabilities	19, 24	-	-	3,971.01	-	3,971.01	-	3,971.01
		-	-	25,687.16	-	-	-	-



Notes to the financial statements (Continued)
as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 40 : Financial instruments – Fair values and risk management :

A) Accounting classification and fair values

B) Measurement of fair values

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring Level 2 and Level 3 fair values for financial instruments measured at fair value in the balance sheet, as well as the significant unobservable inputs

Type	Valuation technique	Significant unobservable	Inter-relationship between
Investment in mutual funds	The fair values of investments in mutual fund units is based on the net asset value ("NAV") as stated by the issuer of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which the issuers will redeem such units from the investor.	Not applicable	Not applicable

ii) Financial instruments measured at fair value through Other Comprehensive Income

Type	Valuation technique	Significant unobservable	Inter-relationship between
Investment in equity	Discounted cash flows: The valuation model considers the present value of expected cash flows, discounted using a risk-adjusted discount rate.	Not applicable	Not applicable

iii) Financial instruments measured at amortised cost

Type	Valuation technique	Significant unobservable	Inter-relationship between
Borrowings	Discounted cash flows: The valuation model considers the present value of expected payment, discounted using a risk-adjusted discount rate.	Not applicable	Not applicable
Other financial liabilities- (current maturities of long-term debt)		Not applicable	Not applicable



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 40 : Financial instruments – Fair values and risk management (Continued) :

C) Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company manages market risk through a treasury department, which evaluates and exercises independent control over the entire process of market risk management. The treasury department recommends risk management objectives and policies, which are approved by Board of Directors. The activities of this department include management of cash resources, borrowing strategies, and ensuring compliance with market risk limits and policies.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment.

The audit committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

D) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- a. credit risk ;
- b. liquidity risk ; and
- c. market risk
- d. other risk

a. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities.

The carrying amounts of financial assets represent the maximum credit exposure.

Trade receivables

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers. To manage credit risk, the Company periodically assesses the financial reliability of the customer, taking into account the financial condition, current economic trends, and analysis of historical bad debts and ageing of accounts receivables. Outstanding customer receivables are regularly monitored to make an assessment of recoverability. Receivables are provided as doubtful / written off, when there is no reasonable expectation of recovery. Where receivables have been provided / written off, the Company continues regular follow up, engage with the customers, legal options / any other remedies available with the objective of recovering these outstandings. The Company is not exposed to concentration of credit risk to any one single customer since services are provided to vast spectrum. The Company also takes security deposits, advances , post dated cheques etc from its customers, which mitigate the credit risk to an extent.

The movement in the allowance for impairment in respect of trade and other receivables during the year was as follows.

Particulars	Amount
Balance as at 1 April 2019	1,002.64
Impairment loss recognised	-
Amount written off during the year	-
Balance as at 31 March 2020	1,002.64
Impairment loss recognised	35.24
Amount written off during the year	-
Balance as at 31 March 2021	1,037.88

Cash and cash equivalents

The Company held cash and cash equivalents with credit worthy banks of Rs 790.08 lakhs and Rs 1051.48 lakhs as at 31 March 2021 and 31 March 2020 respectively. The credit worthiness of such banks and financial institutions is evaluated by the management on an on going basis and is considered to be good.



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 40 : Financial instruments – Fair values and risk management (Continued) :

Exposure to credit risk

The allowance for impairment in respect of trade receivables during the year was Rs Nil (31 March 2020: Rs Nil)

The allowance for impairment in respect of loans and other financial assets during the year was Rs Nil (31 March 2020: Rs Nil)

The gross carrying amount of financial assets, net of impairment losses recognised represents the maximum credit exposure. The maximum exposure to credit risk as at 31 March 2021, 31 March 2020 is as follows:

Particulars	31 March 2021	31 March 2020
Financial assets for which loss allowances are measured using 12 months Expected Credit Losses:		
Loans and Other financial assets	1,002.64	1,002.64

b. Liquidity risk

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

Exposure to liquidity risk

The table below summarises the maturity profile of the Company's financial liabilities at the balance sheet date based on contractual undiscounted repayment obligations.

Particulars	Note	Carrying amount	Contractual cash flows			
			Total	One year or less	1 - 5 years	More than 5 years
As at 31 March 2021						
Non - derivative financial liabilities						
Borrowings	18, 22	21,102.09	21,102.09	2,233.15	6,715.00	12,153.94
Trade payables	23	430.15	430.15	430.15	-	-
Other financial liabilities	19, 24	4,769.84	4,785.54	2,995.36	1,790.18	-
		26,302.08	26,317.78	5,658.66	8,505.18	12,153.94
As at 31 March 2020						
Non - derivative financial liabilities						
Borrowings	18, 22	21,375.79	21,972.85	2,377.47	5,880.00	13,715.38
Trade payables	23	340.36	340.36	340.36	-	-
Other financial liabilities	19, 24	3,971.01	4,065.75	2,241.05	1,824.70	-
		25,687.16	26,378.96	4,958.88	7,704.70	13,715.38



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 40 : Financial instruments – Fair values and risk management (Continued) :

c. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include borrowings and bank deposits. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates.

Exposure to interest rate risk:

The Company's exposure to market risk for changes in interest rates relates to fixed deposits and borrowings from banks.

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows:

Particulars	31 March 2021	31 March 2020
Fixed-rate instruments:		
Financial asset (Bank deposits)	120.69	650.95
Financial liabilities (Borrowings)	-	-
	120.69	650.95
Variable-rate instruments:		
Financial liabilities (Borrowings)	23,249.25	22,884.85

Fair value sensitivity analysis for fixed-rate instruments

The Company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in IND AS 107, since neither the carrying amount nor the future cash flow will fluctuate because of a change in market interest rates.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's loss before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	31 March 2021	31 March 2020
Increase in basis points	50 basis points	50 basis points
Effect on loss before tax, increase by	(116.25)	(114.42)
Decrease in basis points	50 basis points	50 basis points
Effect on loss before tax, decrease by	(116.25)	(114.42)

Foreign currency risk

The Company has negligible exposure to currency risk since almost all the transactions of the Company are denominated in Indian Rupees.

Commodity and other price risk

The Company is not exposed to the commodity and other price risk.

d. Other risk - On account of covid

In March 2020, World Health Organization has declared COVID 19 a pandemic. Consequent to this, Government of India declared lockdown on 23 March 2020. This has resulted in disruption to regular business operations due to disruptions in transportation, quarantines, social distancing and other emergency measures imposed by the government. The Company believes that the COVID 19 pandemic will only have a short to medium term impact on its operations and post easing of the lockdown, the business is expected to be normal gradually in 9-12 months.

The Company has taken various measures to reduce its fixed cost for example, salary reductions, optimization of administrative costs etc. The Company management has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets (including property, plant and equipment, investment property, capital work in progress, investments, loans, receivables etc. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the company as at the date of approval of these financial statements has used internal and external sources of information to assess the expected future performance of company and expects that the carrying amount of these assets, as reflected in the balance sheet as at 31 March 2021, are fully recoverable.

The management has also estimated the future cash flows with the possible effects that may result from the COVID-19 and does not foresee any adverse impact on realizing its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial statements.

The company will continue to closely monitor any material changes to future economic conditions



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 41 : Capital Management

The Company manages the capital structure by a balanced mix of debt and equity. Necessary adjustments are made in the capital structure considering the factors vis-a-vis the changes in the general economic conditions, available options of financing and the impact of the same on the liquidity position. Higher leverage is used for funding more liquid working capital needs and conservative leverage is used for long-term capital investments. No changes were made in the objectives, policies or processes during the financial year ended 31 March 2021. The Company calculates the level of debt capital required to finance the working capital requirements using traditional and modified financial metrics including leverage/gearing ratios and asset turnover ratios.

As of balance sheet date, leverage ratios is as follows:

Particulars	31 March 2021	31 March 2020
Total debt (Refer note 18, 22 and 24)	(23,249.25)	(22,884.85)
Less: cash and bank balances (Refer note 13)	120.69	650.95
Adjusted net debt	-23,369.94	-23,535.80
Total equity	16,467.86	18,687.52
Adjusted net debt to adjusted equity ratio (times)	(1.42)	(1.26)

Note 42 : Operating leases

Leases as lessee

i) The Company has taken plant and machinery on operating lease from its fellow subsidiary company. The Company has entered into a rental agreement for 3 year. The rent payments recognised in the statement of profit and loss is Rs 25.80 lakhs (31 March 2020: Rs 25.80 lakhs).

ii) There is no future minimum lease payments under non-cancellable operating lease.

Leases as lessor

i) The Company has given its retail mall situated at Coimbatore on lease/ leave and licence from 21 July 2017. The cancellable leases are renewable by mutual consent on mutually agreeable terms. The lease income recognised in the statement of profit and loss is Rs 1,211.10 lakhs (31 March 2020: Rs 2,858.21 lakhs)

ii) The future minimum lease payments for non-cancellable operating lease are as follows:

Particulars	31 March 2021	31 March 2020
Within less than 1 year	1,141.24	1,388.61
Between one and five years	1,428.65	2,017.64
Later than five years	-	147.57



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

Note 43 : IND AS 115 - Revenue from Contracts with Customers

(a) The Company is engaged in the business of developing, owning and operating of shopping malls, commercial and residential premises.

Ind AS 115 Revenue from contracts with customer has been notified by Ministry of Corporate Affairs (MCA) on 28 March 2018 and is effective from accounting period beginning on or after 1 April 2018, replace existing revenue recognition standard. The adoption of standard did not have any impact on the previous years financial statements of the Company.

b) Disaggregation of revenue from contracts with customers

The Company believes that the information provided under note 27- Revenue from operations and note 37- Segment reporting best depicts how the nature, amount, timing and uncertainty of revenue and cash flows are affected by industry, market and other economic factors.

c) Reconciliation of contract assets and contract liabilities and its significant changes

Particulars	31 March 2021	31 March 2020
Due from contract customers (contract assets)- leasing		
At the beginning of the reporting period	807.12	910.63
Additional amount received during the year	240.30	(103.51)
Cumulative catch up adjustments to revenue affecting contract asset	-	-
At the end of the reporting period	1,047.42	807.12
Advance to contract customers (contract liability)- outright sales		
At the beginning of the reporting period	741.58	544.83
Additional advances received (net of refund)	914.87	196.75
Cumulative catch up adjustments to revenue affecting contract liability	-	-
At the end of the reporting period	1,656.45	741.58

The amount of Rs Nil recognised in contract liabilities at the beginning of the year has been recognised as revenue during the year ended 31 March 2020.

d) Reconciliation of revenue as per contract price and as recognised in the Statement of profit and loss:

Particulars	31 March 2021	31 March 2020
Income from sale of services- leasing	2,089.94	4,500.71
Adjustments towards discount, rebates, refunds, credits, price concessions, etc	-	(180.00)
Total	2,089.94	4,320.71
Other operating revenue- leasing	114.22	397.99
Adjustments towards discount, rebates, refunds, credits, price concessions, etc	-	-
Total	114.22	397.99

e) Reconciliation of unearned revenue are as follows:

Particulars	31 March 2021	31 March 2020
At the beginning of the reporting period	128.00	81.13
Revenue recognised that was included in the unearned revenue balance at the beginning of the reporting period	-	-
Unearned revenue recognised however invoice for the same is not raised during the reporting period	96.86	46.87
At the end of the reporting period	224.86	128.00



Alliance Mall Developers Co Private Limited

Notes to the financial statements (Continued)

as at 31 March 2021

(Currency : Indian Rupees in Lakhs)

f) Performance obligation

The Company is engaged in the business of developing, owning and operating of shopping malls, commercial and residential premises.

All the contracts entered with the customers consists of a single performance obligation whereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of retail, residential and commercial units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

License fees and rental income is recognised on time proportionate basis over the period of the rent. Rental income earned from letting of space at the properties is recognised in the period in which the performance obligation is satisfied.

The Company has a credit evaluation policy based on which the credit limits for the trade receivables are established and the Company does not give significant credit period resulting in no significant financing component.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Company has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.

g) Transaction price allocated to remaining performance obligation

The Company has recognised revenue as the amount that the entity has a right to invoice, thus there are no unsatisfied performance obligation.

As per our report of even date attached

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

Mansi Pardiwalla

Mansi Pardiwalla

Partner

Membership No: 108511

Place : Mumbai

Date : 29 June 2021



For and on behalf of the Board of Directors of
Alliance Mall Developers Co Private Limited

CIN: U70101MH2007PTC173672

Sudhanshu Chaturvedi

Sudhanshu Chaturvedi

Director

DIN 05151360

Place : Mumbai

Date : 22 June 2021

Deepa Hakani

Deepa Hakani

Director

DIN 07155347