

# CHANDRASHEKAR IYER & CO

## CHARTERED ACCOUNTANTS



Suite B5/001 Green Acres II Chs Ltd Off Ghodbunder Road, Waghbil, Thane (W) – 400615 Maharashtra , India

Tel. : 022 -25973364 (M) : 8879299088

Email : csiyerco@gmail.com • www.csiyerco.com

### Independent Auditor's Report

To the Members of Marathawada Realtors Private Limited

#### Report on the Audit of the Financial statements

#### Opinion

We have audited the accompanying financial statements of Marathawada Realtors 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 and for the year ended on that date , and a summary of the significant accounting policies and other explanatory information (herein after referred to as "the 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 Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards Rules , 2015, as amended , ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, the loss and total comprehensive income , changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

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

#### Emphasis of matter(s)

We draw attention to:

- Note 18 in the financial statements, which describes the economic and social consequences the entity is facing as a result of covid-19 which is impacting consumer demands , supply chains , financial markets , personnel available for work or being able to access offices.

Our opinion is not modified in respect of the above matter.



### **Key Audit Matters**

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

We have determined that there are no key audit matters to communicate in our report.

### **Information Other than the Financial statements and Auditor's Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the financial statements and our auditor's report thereon.

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

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

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

### **Management's Responsibility for the Financial statements**

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

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

The Board of Directors are responsible for overseeing the Company's financial reporting process.



### **Auditor's Responsibilities for the Audit of the Financial statements**

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

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

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

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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



our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:

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

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

c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.

d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) The covid - 19 matter described in sub-paragraph (a) under the Emphasis of Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company

f) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: The Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable.

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

- i. the Company has no pending litigations on its financial position in its Ind AS financial statements.;
- ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



iii. there are no amounts that are required to be transferred, to the Investor Education and Protection Fund by the Company .

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

For Chandrashekar Iyer & Co  
Chartered Accountants  
Firm Registration No. 114260W

*Ganesh m.v*

(Ganesh Kumar MV)  
Partner  
Membership No. 142519  
27<sup>th</sup> May 2021  
Mumbai,  
UDIN: 21142519AAAAAM2510.



Annexure - A To The Independent Auditors' Report

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

- i. a. The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.  
b. During the year the Company had physically verified the assets once and the material discrepancies had been suitably dealt with in the accounts. In our opinion the frequency of such verification is reasonable having regard to the size of the company and the nature of its assets.  
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 are held in the name of the Company .
- ii. The Company has not made any purchases or holds any inventory during the year. Thus, paragraph 3(ii) of the Order is not applicable to the Company.
- 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. Accordingly, sub-clauses (a) , (b) and (c) of clause (iii) of paragraph 3 of the said order are not applicable.
- iv. According to the information and explanations given to us , the company has neither made any loans and investments. Accordingly, clause (iv) of paragraph 3 of the said order are not applicable.
- v. In our opinion and according to information and explanations given to us, the Company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provision of section 73 to 76 or any other relevant provision of the Act and the rules framed there under are applicable.
- vi. The Central Government has not prescribed maintenance of cost records under section 148(1) of the Companies Act, 2013 for any of the activities of the Company.
- vii. a. The Company is regular in depositing with appropriate authorities applicable undisputed statutory dues including provident fund, employees' state insurance, income- tax, sales-tax, wealth-tax, service tax, custom duty, excise duty, and any other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of service tax , customs duty, excise duty were outstanding, as at March 31, 2021 for a period of more than six months from the date they became payable except the following:



| Name of the Statue                             | Nature of Dues     | Amount        | Period to which the amount relates | Due Date   |
|--|--------------------|---------------|------------------------------------|------------|
| Maharashtra Industrial Development Corporation | MIDC Transfer fees | 1,01,08,701/- | Fy 2012-13                         | 29/03/2013 |

b. According to the information and explanations given to us and the records of the company examined by us, there are no dues of sales tax, income tax, customs duty and excise duty which have not been paid deposited on account of any dispute except the following :

| Name of the Statue,  | Nature of Dues | Amount      | Period to which the amount relates | Forum where dispute is pending |
|----------------------|----------------|-------------|------------------------------------|--------------------------------|
| Income Tax Act, 1961 | Income Tax     | 11,57,480/- | A.Y 2004-05                        | CIT (Appeals)                  |

- viii. According to the information and explanations given to us, the company has not borrowed any funds from financial institutions or banks or debenture holders or Government and accordingly clause viii of paragraph 3 of the said order is not applicable.
- ix. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.
- x. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- xi. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not paid / provided for managerial remuneration. Accordingly clause (xi) of paragraph 3 of the Order is not applicable.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. According to the information and explanations give 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.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash



**CHANDRASHEKAR IYER & CO**  
**CHARTERED ACCOUNTANTS**

transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

**For Chandrashekar Iyer & Co**  
**Chartered Accountants**  
**Firm Registration No. 114260W**

*Ganesh m.v*

**(Ganesh Kumar MV)**  
**Partner**  
**Membership No. 142519**  
**27<sup>th</sup> May 2021**  
**Mumbai**  
**UDIN: 21142519AAAAAM2510**





**Annexure 'B' To The Independent Auditors' Report**

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

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

We have audited the internal financial controls over financial reporting of Marathawada Realtors Private Limited ("the Company") as of 31<sup>st</sup> March 2021 in conjunction with our audit of the Financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

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

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

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



### Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

### Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Chandrashekar Iyer & Co  
Chartered Accountants  
Firm Registration No.: 114260W

*Ganesh m.v*

(Ganesh Kumar MV)  
Partner  
Membership No.:142519  
27<sup>th</sup> May 2021  
Mumbai  
UDIN: 21142519AAAAAM2510



**Marathawada Realtors Private Limited**  
**Balance Sheet as at March 31st, 2021**

| Particulars |   | Note No. | As at Mar 31, 2021 | As at March 31, 2020 |
|-------------|---|----------|--------------------|----------------------|
| <b>A</b>    | <b>ASSETS</b>   |          |                    |                      |
| 1           | <b>Non-current assets</b>                               |          |                    |                      |
|             | (a) Property, Plant and Equipment                       | 3a       | 15,016,875         | 15,769,742           |
|             | (b) Right of Use Assets                                 | 3b       | 4,317,026          | 4,406,964            |
|             | (c) Financials Assets                                   |          |                    |                      |
|             | (i) Loans   | 4        | 541,731            | 657,146              |
|             | (ii) Others Financial Assets                            | 5        | 21,601             | 21,601               |
|             | (d) Other non-current assets                            | 6        | 1,111,026          | 1,032,960            |
|             | <b>Total Non - Current Assets</b>                       |          | <b>21,008,259</b>  | <b>21,888,413</b>    |
| 2           | <b>Current assets</b>                                   |          |                    |                      |
|             | (a) Financial Assets                                    |          |                    |                      |
|             | (i) Cash and cash equivalents                           | 7        | 12,728             | 18,085               |
|             | (ii) Other financial assets                             | 8        | 49,796             | 39,694,694           |
|             | <b>Total Current Assets</b>                             |          | <b>62,524</b>      | <b>39,712,779</b>    |
|             | <b>Total Assets (1+2)</b>                               |          | <b>21,070,783</b>  | <b>61,601,192</b>    |
| <b>B</b>    | <b>EQUITY AND LIABILITIES</b>                           |          |                    |                      |
| 1           | <b>Equity</b>   |          |                    |                      |
|             | (a) Equity Share capital                                | 9        | 3,921,600          | 3,921,600            |
|             | (b) Other Equity  | 10       | 6,587,728          | 50,033,346           |
|             | <b>Equity attributable to owners of the Company (I)</b> |          | <b>10,509,328</b>  | <b>53,954,946</b>    |
| 2           | <b>LIABILITIES</b>                                      |          |                    |                      |
|             | <b>Current liabilities</b>                              |          |                    |                      |
|             | (a) Financial Liabilities                               |          |                    |                      |
|             | (i) Trade payables                                      | 11       | 445,514            | 415,946              |
|             | (b) Other current liabilities                           | 12       | 10,115,941         | 7,230,300            |
|             | <b>Total Current Liabilities</b>                        |          | <b>10,561,455</b>  | <b>7,646,246</b>     |
|             | <b>Total Equity and Liabilities (1+2)</b>               |          | <b>21,070,783</b>  | <b>61,601,192</b>    |
|             | See accompanying notes to the financial statements      | 3-27     |                    |                      |

In terms of our report attached.

For Chandrashekar Iyer & Co  
Chartered Accountants  
Firm Registration No. 114260W

*Ganesh m.v*

Ganesh Kumar M.V  
Partner  
Membership No.142519  
Place: Thane  
Date:



For and on behalf of the Board of Directors

*Somnath Biswas*

Somnath Biswas  
Director  
DIN : 06607023  
Place: Pune  
Date:

*Dr. Santosh Sundararajan*

Dr.Santosh Sundararajan  
Director  
DIN : 00015229  
Place: Pune  
Date:

**Marathawada Realtors Private Limited**  
**Statement of Profit and Loss for the Year ended March 31, 2021**

(Amount in Rs.)

| Particulars   | Note No. | As at Mar 31, 2021  | As at March 31, 2020 |
|---|----------|---------------------|----------------------|
| <b>Continuing Operations</b>  |          |                     |                      |
| I Other Income  | 13       | 58,952              | 211,701              |
| II Total Revenue  |          | <b>58,952</b>       | <b>211,701</b>       |
| III EXPENSES  |          |                     |                      |
| (a) Depreciation and amortisation expense                                     | 3        | 842,805             | 880,686              |
| (b) Other expenses  | 14       | 42,735,793          | 10,062,960           |
| IV Total Expenses   |          | <b>43,578,598</b>   | <b>10,943,646</b>    |
| V Profit/(loss) before exceptional items and tax (II - IV)                    |          | <b>(43,519,646)</b> | <b>(10,731,945)</b>  |
| VI Exceptional Items  |          | -                   | -                    |
| VII Profit/(loss) before tax (V - VI)   |          | <b>(43,519,646)</b> | <b>(10,731,945)</b>  |
| VIII Tax Expense  |          |                     |                      |
| (1) Current tax   | 15       | -                   | 194,670              |
| (2) Deferred tax  | 15       | -                   | -                    |
| (3) (Excess) / Short provision for tax of earlier years                       | 15       | (74,028)            | -                    |
| Total tax expense   |          | <b>(74,028)</b>     | <b>194,670</b>       |
| IX Profit/(loss) after tax from continuing operations (VII - VIII)            |          | <b>(43,445,618)</b> | <b>(10,926,615)</b>  |
| X Discontinued Operations   |          |                     |                      |
| (1) Profit/(loss) from discontinued operations                                |          | -                   | -                    |
| (2) Tax Expense of discontinued operations                                    |          | -                   | -                    |
| XI Profit/(loss) after tax from discontinued operations                       |          | -                   | -                    |
| XII Profit/(loss) for the period (IX + XI)                                    |          | <b>(43,445,618)</b> | <b>(10,926,615)</b>  |
| XIII Other comprehensive income   |          |                     |                      |
| XIV Total comprehensive income for the period (XV + XVIII)                    |          | <b>(43,445,618)</b> | <b>(10,926,615)</b>  |
| XV Total comprehensive income for the period attributable to:                 |          |                     |                      |
| Owners of the Company   |          | <b>(43,445,618)</b> | <b>(10,926,615)</b>  |
| Non controlling interests   |          | -                   | -                    |
| XVI Earnings per equity share (for continuing operation):                     |          |                     |                      |
| (1) Basic   | 16       | (1,107.85)          | (278.63)             |
| (2) Diluted   | 16       | (1,107.85)          | (278.63)             |
| XVII Earnings per equity share (for discontinued operation):                  |          |                     |                      |
| (1) Basic   | 16       | -                   | -                    |
| (2) Diluted   | 16       | -                   | -                    |
| XVIII Earnings per equity share (for continuing and discontinued operations): |          |                     |                      |
| (1) Basic   | 16       | (1,107.85)          | (278.63)             |
| (2) Diluted   | 16       | (1,107.85)          | (278.63)             |
| See accompanying notes to the financial statements                            | 3-27     |                     |                      |

In terms of our report attached.

For Chandrashekar Iyer & Co  
Chartered Accountants  
Firm Registration No. 114260W

*Ganesh m.v*

Ganesh Kumar M.V  
Partner  
Membership No.142519  
Place: Thane  
Date:



For and on behalf of the Board of Directors

*Somnath Biswas*

Somnath Biswas  
Director  
DIN : 06607023  
Place: Pune  
Date:

*Dr. Santosh Sundararajan*

Dr. Santosh Sundararajan  
Director  
DIN : 00015229  
Place: Pune  
Date:

**Marathwada Realtors Private Limited**  
**Cash Flow Statement for the Year ended March 31, 2021**

**Cash Flow Statement - Indirect Method**

| Particulars  | Note No. | As at Mar 31, 2021 | As at March 31, 2020 |
|--|----------|--------------------|----------------------|
| <b>Cash flows from operating activities</b>  |          |                    |                      |
| Profit before tax for the year   | PL       | (43,445,618)       | (10,926,615)         |
| Adjustments for:   |          |                    |                      |
| Investment income recognised in profit or loss                                     |          | (53,834)           | (211,701)            |
| Depreciation and amortisation of non-current assets                                |          | 842,805            | 880,686              |
|  |          | (42,656,646)       | (10,257,630)         |
| <b>Movements in working capital:</b>   |          |                    |                      |
| Increase in trade and other receivables  |          | 39,566,833         | 9,923,674            |
| Decrease in trade and other payables   |          | 29,568             | (286,235)            |
| (Decrease)/increase in other liabilities   |          | 2,885,641          | 5,000                |
| <b>Cash generated from operations</b>  |          | (174,604)          | (615,191)            |
| Income taxes paid  |          | -                  | (209,088)            |
| <b>Net cash generated by operating activities</b>                                  |          | (174,604)          | (406,103)            |
| <b>Cash flows from investing activities</b>  |          |                    |                      |
| Interest received  |          | 53,834             | 211,701              |
| Amounts advanced to related parties  |          | 115,415            | 200,668              |
| Purchase of Fixed Assets   |          | -                  | -                    |
| <b>Net cash (used in)/generated by investing activities</b>                        |          | 169,249            | 412,369              |
| <b>Net cash (used in)/generated during the year</b>                                |          | (5,355)            | 6,266                |
| <b>Net increase in cash and cash equivalents</b>                                   |          |                    |                      |
| Cash and cash equivalents at the beginning of the year                             |          | 18,085             | 11,819               |
| Effects of exchange rate changes on the balance of cash held in foreign currencies |          | -                  | -                    |
| <b>Cash and cash equivalents at the end of the year</b>                            |          | 12,728             | 18,085               |
| <b>Net cash used during the year as per balances</b>                               |          | 5,357              | (6,266)              |

In terms of our report attached.

For Chandrashekar Iyer & Co  
Chartered Accountants  
Firm Registration No. 114260W  
  
Ganesh Kumar M.V  
Partner  
Membership No.142519  
Place: Thane  
Date:



For and on behalf of the Board of Directors



Somnath Biswas  
Director  
DIN : 06607023  
Place: Pune  
Date:



Dr. Santosh Sundararajan  
Director  
DIN : 00015229  
Place: Pune  
Date:

**Marathawada Realtors Private Limited**  
**Notes forming part of the financial statements**

**Note No. 3 - Tangible Assets**

(Amount in Rs.)

| Particulars                       | Tangible assets |            |
|-----------------------------------|-----------------|------------|
|                                   | Buildings *     | Total      |
| Gross carrying value              |                 |            |
| Balance as at 31st March, 2019    | 20,988,933      | 20,988,933 |
| Additions                         | -               | -          |
| Disposals                         | -               | -          |
| Reclassification as held for sale | -               | -          |
| Balance as at 31st March, 2020    | 20,988,933      | 20,988,933 |
| Additions                         | -               | -          |
| Disposals                         | -               | -          |
| Reclassification as held for sale | -               | -          |
| Balance as at 31st March, 2021    | 20,988,933      | 20,988,933 |
| Balance as at 31st March, 2019    | 4,428,443       | 4,428,443  |
| Additions                         | 790,748         | 790,748    |
| Disposals                         | -               | -          |
| Reclassification as held for sale | -               | -          |
| Balance as at 31st March, 2020    | 5,219,191       | 5,219,191  |
| Additions                         | 752,867         | 752,867    |
| Disposals                         | -               | -          |
| Reclassification as held for sale | -               | -          |
| Balance as at 31st March, 2021    | 5,972,058       | 5,972,058  |
| Net Carrying Amount               |                 |            |
| Balance as at 31st March, 2020    | 15,769,742      | 15,769,742 |
| Balance as at 31st March, 2021    | 15,016,875      | 15,016,875 |

\* The said property at MIDC, Aurangabad, is mortgaged for the loan taken by its Holding Company Vascon Engineers Limited.

| Particulars                       | Right to Use Asset |
|-----------------------------------|--------------------|
| Gross carrying value              |                    |
| Balance as at 31st March, 2019    |                    |
| Additions                         | 4,496,902          |
| Disposals                         |                    |
| Reclassification as held for sale |                    |
| Balance as at 31st March, 2020    | 4,496,902          |
| Additions                         | -                  |
| Disposals                         |                    |
| Reclassification as held for sale |                    |
| Balance as at 31st March, 2021    | 4,496,902          |
| Balance as at 31st March, 2019    | -                  |
| Additions                         | 89,938             |
| Disposals                         |                    |
| Reclassification as held for sale |                    |
| Balance as at 31st March, 2020    | 89,938             |
| Additions                         | 89,938             |
| Disposals                         |                    |
| Reclassification as held for sale |                    |
| Balance as at 31st March, 2021    | 179,876            |
| Net Carrying Amount               |                    |
| Balance as at 31st March, 2020    | 4,406,964          |
| Balance as at 31st March, 2021    | 4,317,026          |



Marathwada Realtors Private Limited  
Notes forming part of the financial statements

Non Current Assets - Financial Assets  
Note No. 4 : Loans

| Particulars   | As at March 31, 2021 | As at March 31, 2020 |
|---|----------------------|----------------------|
| a) Loans to related parties<br>- Unsecured, considered good | 541,731              | 657,146              |
| <b>TOTAL</b>  | <b>541,731</b>       | <b>657,146</b>       |

Refer Note:20 regarding for information about credit and market risk on loans

Non Current Assets - Financial Assets  
Note No.5: Other Financial Assets

| Particulars   | As at March 31, 2021 | As at March 31, 2020 |
|---|----------------------|----------------------|
| Financial assets<br>(unsecured considered good)<br>(a) Security Deposits with public bodies | 21,601               | 21,601               |
| <b>TOTAL</b>  | <b>21,601</b>        | <b>21,601</b>        |

Non Current Assets  
Note No.6: Other Non Current Assets

| Particulars  | As at March 31, 2021 | As at March 31, 2020 |
|--|----------------------|----------------------|
| (a) Capital advances<br>(i) Advance Income Tax ( Net of Provision for tax) | 1,111,026            | 1,032,960            |
| <b>TOTAL</b>   | <b>1,111,026</b>     | <b>1,032,960</b>     |

Current Assets - Financial Assets  
Note No. 7 - Cash and Cash Equivalents

| Particulars                                 | As at March 31, 2021 | As at March 31, 2020 |
|---|----------------------|----------------------|
| (i) Balances with banks in current accounts | 8,069                | 15,906               |
| (ii) Cash in hand                           | 4,659                | 2,179                |
| <b>TOTAL</b>                                | <b>12,728</b>        | <b>18,085</b>        |

Current Assets - Financial Assets  
Note No.8 - Other Financial Assets

| Particulars                                   | As at March 31, 2021 | As at March 31, 2020 |
|---|----------------------|----------------------|
| a) Interest Receivable                        | 49,796               | -                    |
| a) Project Advances                           | 49,618,368           | 49,618,368           |
| Less: Allowance for bad and doubtful Advances | (49,618,368)         | (9,923,674)          |
| <b>TOTAL</b>                                  | <b>49,796</b>        | <b>39,694,694</b>    |

Refer Note No.20 regarding for information about credit and market risk on trade receivable and other financial assets



**Marathwada Realtors Private Limited**  
Notes forming part of the financial statements

**Note - 9: Equity Share Capital**

| Particulars                                       | As at March 31, 2021 |                | As at March 31, 2020 |                |
|---|----------------------|----------------|----------------------|----------------|
|   | No. of shares        | Amount in `Rs. | No. of shares        | Amount in `Rs. |
| <b>Authorised:</b>                                |                      |                |                      |                |
| Equity shares of Rs.100/- each with voting rights | 520,000              | 52,000,000     | 520,000              | 52,000,000     |
| <b>Issued, Subscribed and Fully Paid:</b>         |                      |                |                      |                |
| Equity shares of ` 100 each with voting rights    | 39,216               | 3,921,600      | 39,216               | 3,921,600      |

**(i) Reconciliation of the number of shares outstanding at the beginning and at the end of the period.**

| Particulars   | Number of Shares | Equity share capital | Number of Shares | Equity share capital |
|---|------------------|----------------------|------------------|----------------------|
| Balance at March 31, 2020                               | 39,216           | 3,921,600            | 39,216           | 3,921,600            |
| Changes in equity share capital during the year         |                  |                      |                  |                      |
| Issue of equity shares under employee share option plan | -                | -                    | -                | -                    |
| Buy-back of equity shares                               | -                | -                    | -                | -                    |
| Balance at March 31, 2021                               | 39,216           | 3,921,600            | 39,216           | 3,921,600            |

**(ii) Details of shares held by holding/ultimate holding company:**

| Class of shares / Name of shareholder                          | As at March 31, 2021  |                                   | As at March 31, 2020  |                                   |
|--|-----------------------|-----------------------------------|-----------------------|-----------------------------------|
|  | Number of shares held | % holding in that class of shares | Number of shares held | % holding in that class of shares |
| Equity shares with voting rights<br>Vascon Engineers Limited * | 39,216                | 100                               | 39,216                | 100.00                            |

**(ii) Details of shares held by each shareholder holding more than 5% shares:**

| Class of shares / Name of shareholder                          | As at March 31, 2021  |                                   | As at March 31, 2020  |                                   |
|--|-----------------------|-----------------------------------|-----------------------|-----------------------------------|
|  | Number of shares held | % holding in that class of shares | Number of shares held | % holding in that class of shares |
| Equity shares with voting rights<br>Vascon Engineers Limited * | 39,216                | 100                               | 39,216                | 100.00                            |

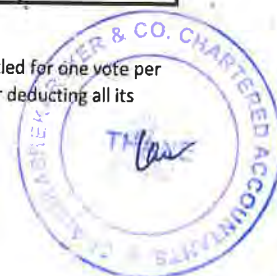
(\* Including shares held by nominees)

**Note 10:- Other Equity**

| Particulars   | Reserves and Surplus       |                 |                   | Total        |
|---|----------------------------|-----------------|-------------------|--------------|
|   | Securities premium reserve | General reserve | Retained earnings |              |
| Balance at the beginning of the reporting period - As of April 01, 2020 | 79,073,840                 | -               | (18,113,879)      | 60,959,961   |
| Transfer to retained earnings   | -                          | -               | (10,926,615)      | (10,926,615) |
| Balance at the end of the reporting period as at March 31, 2021         | 79,073,840                 | -               | (29,040,494)      | 50,033,346   |

| Particulars   | Reserves and Surplus       |                 |                   | Total        |
|---|----------------------------|-----------------|-------------------|--------------|
|   | Securities premium reserve | General reserve | Retained earnings |              |
| Balance at the beginning of the reporting period - As of April 01, 2020 | 79,073,840                 | -               | (29,040,494)      | 50,033,346   |
| Transfer to retained earnings   | -                          | -               | (43,445,618)      | (43,445,618) |
| Balance at the end of the reporting period as at March 31st, 2021       | 79,073,840                 | -               | (72,486,112)      | 6,587,728    |

The company has issued only one class of equity shares having a par value of Rs 100/- per share. Each holder of equity share is entitled for one vote per share held. In the event of liquidation of the company the holder of the equity share will be entitled to receive remaining asset after deducting all its liabilities in proportion to the number of equity shares held.





Marathawada Realtors Private Limited  
Notes forming part of the financial statements  
Liabilities - Current Liabilities  
Note - 11: Trade Payables

(Amount in Rs.)

| Particulars  | As at March 31, 2021 | As at March 31, 2020 |
|--|----------------------|----------------------|
| Trade payable for goods & services dues to Micro, Small and Medium Enterprises   | -                    | -                    |
| Trade payable for goods & services dues to creditors other than Micro, Small and Medium Enterprises (refer Note No.23) | 445,514              | 415,946              |
| <b>Total</b>   | <b>445,514</b>       | <b>415,946</b>       |

Liabilities - Current Liabilities  
Note - 12: Other Current Liabilities

| Particulars            | As at March 31, 2021 | As at March 31, 2020 |
|------------------------|----------------------|----------------------|
| Statutory dues         |                      |                      |
| MIDC - Property Tax    | 10,108,701           | 7,225,300            |
| TDS Payable            | 4,740                | 2,500                |
| Profession Tax Payable | 2,500                | 2,500                |
| <b>Total</b>           | <b>10,115,941</b>    | <b>7,230,300</b>     |



**Marathwada Realtors Private Limited**  
**Notes forming part of the financial statements**

**1. CORPORATE INFORMATION**

Marathwada Realtors Private Limited (the 'Company') was incorporated on December 14, 1984 and having CIN U24110MH1984PTC034809. The Company is engaged in the business of Development of Real Estate Project at MIDC, Aurangabad.

**2. SIGNIFICANT ACCOUNTING POLICIES:**

**2.01 Statement of Compliance**

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from April 1, 2016. Previous period numbers in the financial statements have been restated to Ind AS. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standard, the Company has presented a reconciliation from the presentation of financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of Shareholders' equity as at March 31, 2016 and April 1, 2015 and of the Other comprehensive income for the year ended March 31, 2016 and April 1, 2015.

**2.02 Basis of preparation and presentation**

These financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

**2.03 Use of estimate**

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognized in the periods in which the results are known/materialize.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of impairment of investments, useful lives of property, plant and equipment, valuation of deferred tax liabilities and provisions and contingent liabilities.

**2.04 Impairment of investments**

The Company reviews its carrying value of investments carried at cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

**2.05 Useful lives of property, plant and equipment**

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

**2.06 Valuation of deferred tax assets**

The Company reviews recognition of deferred tax at the end of each reporting period. The policy for the same has been explained under Note 2.09.



## **2.07 Provisions and contingent liabilities**

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money (if the impact of discounting is significant) and the risks specific to the obligation. The increase in the provision due to unwinding of discount over passage of time is recognized as finance cost. Provisions are reviewed at the each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed.

A provision for onerous contracts is recognized when the expected benefits to be derived by the Company from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the expected net cost of continuing with the contract. Before a provision is established, the Company recognizes any impairment loss on the assets associated with that contract.

A disclosure for a contingent liability is made where there is a possible obligation that arises from past events and the existence of which will be confirmed by the occurrence or non-occurrence of one or more uncertain future events wholly or partly controlled by another party. Warranty cost are accrued on completion of project, based on past experience. The provision is discharged over the warranty period from the date of project completion till the defect liability period of particular project.

## **2.08 Revenue Recognition / Cost Recognition**

- a) Interest Income – Interest income is recognized on time proportion basis taking into account the amounts invested and the rate of interest.
- b) Rental Income - Income from letting-out of property is accounted on accrual basis - as per the terms of agreement and when the right to receive the rent is established.
- c) Income from services rendered is recognised as revenue when the right to receive the same is established.
- d) Profit on sale of investment is recorded upon transfer of title by the Company. It is determined as the difference between the sale price and the then carrying amount of the investment.

## **2.09 Leases**

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

### **Operating Lease**

Assets acquired on leases where a significant portion of the risk and rewards of ownership are retained by the lessor are classified as operating leases. Lease rentals are charged to statement of profit and loss on accrual basis.

Assets leased out under operating leases are capitalized. Rental income recognized on accrual basis over the lease term.

## **2.10 Foreign Currency**

The functional currency of the Company is Indian rupee.

### **Initial Recognition**

Income and expenses in foreign currencies are recorded at exchange rates prevailing on the date of the transaction.

### **Conversion**

Foreign currency monetary assets and liabilities are translated at the exchange rate prevailing on the balance sheet date and exchange gains and losses arising on settlement and restatement are recognised in the statement of profit and loss.

## **2.11 Borrowing Costs**

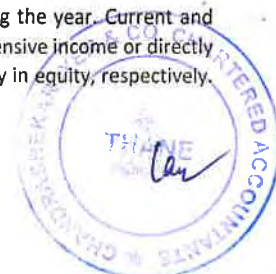
Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

Advances/deposits given to the vendors under the contractual arrangement for acquisition/construction of qualifying assets is considered as cost for the purpose of capitalization of borrowing cost.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## **2.12 Taxation**

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively. Income tax expense represents the sum of the tax currently payable and deferred tax.



#### **Current income tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit or loss and other comprehensive income/statement of profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction and where the relevant tax paying units intends to settle the asset and liability on a net basis.

#### **Deferred income taxes**

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised. The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

Deferred tax assets include Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. Accordingly, MAT is recognised as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realised.

The Company recognises interest levied and penalties related to income tax assessments in income tax expenses.

#### **2.13 Property, Plant and Equipment**

Property plant & equipment are stated at cost of acquisition or construction where cost includes amount added/deducted on revaluation less accumulated depreciation / amortization and impairment loss, if any. All costs relating to the acquisition and installation of fixed assets are capitalised and include borrowing costs relating to funds attributable to construction or acquisition of qualifying assets, up to the date the asset / plant is ready for intended use. The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item of property, plant and equipment, if it is probable that the future economic benefits embodies within the part will flow to the Company and its cost can be measured reliably with the carrying amount of the replaced part getting derecognized. The cost for day-to-day servicing of property, plant and equipment are recognized in Statement of Profit and Loss as and when incurred.

Machinery spares which can be used only in connection with an item of fixed asset and use of which, as per technical assessment, is expected to be irregular, are capitalised and depreciated as part of fixed assets.

Depreciation on tangible property plant & equipment has been provided on written down value method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of plant and machinery, in whose case the life of the assets has been assessed as under based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc.

The estimated useful life and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

For transition to Ind AS, the Company has elected to continue with the carrying value of all the property, plant and equipment recognised as of April 1, 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

If significant events or market developments indicate an impairment in the value of the tangible asset, management reviews the recoverability of the carrying amount of the asset by testing for impairment. The carrying amount of the asset is compared with the recoverable amount, which is defined as the higher of the assets fair value less costs to sell and its value in use. To determine the recoverable amount on the basis of value in use, estimated future cash flows are discounted at a rate which reflects the risk specific to the asset. If the net carrying amount exceeds the recoverable amount, an impairment loss is recognised. When estimating future cash flows, current and expected future inflows, technological, economic and general developments are taken into account. If an impairment test is carried out on tangible assets at the level of a cash-generating unit, an impairment loss is recognised, taking into account the fair value of the assets. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the tangible asset is increased to a maximum figure of the carrying amount that would have been determined had no impairment loss been recognised.

#### **2.14 Impairment**

##### **Financial assets (other than at fair value)**

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

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction.



For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

#### **2.15 Financial instruments**

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

#### **Cash and cash equivalents**

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

#### **Financial assets at amortised cost**

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

#### **2.16 Earnings Per Share (EPS)**

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

#### **2.17 Cash flow statement**

The Cash Flow Statement is prepared by the indirect method set out in Ind AS 7 on Cash Flow Statements and presents cash flows by operating, investing and financing activities of the Company.

#### **2.18 Current/Non-Current Classification**

The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is classified as current when it satisfies any of the following criteria:

- It is expected to be realized or intended to be sold or consumed in normal operating cycle
- It is held primarily for the purpose of trading
- It is expected to be realized within 12 months after the date of reporting period, or
- Cash and cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting period.

Current assets include the current portion of non-current financial assets.

All other assets are classified as non-current.

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

- It is expected to be settled in normal operating cycle
  - It is held primarily for the purpose of trading
  - It is due to be settled within 12 months after the reporting period, or
  - There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period
- Current liabilities include the current portion of long term financial liabilities.

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets and their realization in cash and cash equivalents. The Company has identified 12 months as its operating cycle.

#### **2.19 Share Capital**

##### **Ordinary Shares**

Ordinary shares are classified as equity. Incremental costs, if any, directly attributable to the issue of ordinary shares are recognized as a deduction from other equity, net of any tax effects.



## **1. CORPORATE INFORMATION**

Marathawada Realtors Private Limited (the 'Company') was incorporated on December 14, 1984 and having CIN U24110MH1984PTC034809. The Company is engaged in the business of Development of Real Estate Project at MIDC, Aurangabad.

## **2. SIGNIFICANT ACCOUNTING POLICIES:**

### **2.01 Statement of Compliance**

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from April 1, 2016. Previous period numbers in the financial statements have been restated to Ind AS. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standard, the Company has presented a reconciliation from the presentation of financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of Shareholders' equity as at March 31, 2016 and April 1, 2015 and of the Other comprehensive income for the year ended March 31, 2016 and April 1, 2015.

### **2.02 Basis of preparation and presentation**

These financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

### **2.03 Use of estimate**

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognized in the periods in which the results are known/materialize.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of impairment of investments, useful lives of property, plant and equipment, valuation of deferred tax liabilities and provisions and contingent liabilities.

### **2.04 Impairment of investments**

The Company reviews its carrying value of investments carried at cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

### **2.05 Useful lives of property, plant and equipment**

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

### **2.06 Valuation of deferred tax assets**

The Company reviews recognition of deferred tax at the end of each reporting period. The policy for the same has been explained under Note 2.09.



## 2.07 Provisions and contingent liabilities

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money (if the impact of discounting is significant) and the risks specific to the obligation. The increase in the provision due to unwinding of discount over passage of time is recognized as finance cost. Provisions are reviewed at the each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed.

A provision for onerous contracts is recognized when the expected benefits to be derived by the Company from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the expected net cost of continuing with the contract. Before a provision is established, the Company recognizes any impairment loss on the assets associated with that contract.

A disclosure for a contingent liability is made where there is a possible obligation that arises from past events and the existence of which will be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. Warranty cost are accrued on completion of project, based on past experience. The provision is discharged over the warranty period from the date of project completion till the defect liability period of particular project.

## 2.08 Revenue Recognition / Cost Recognition

- a) Interest Income – Interest income is recognized on time proportion basis taking into account the amounts invested and the rate of interest.
- b) Rental Income - Income from letting-out of property is accounted on accrual basis - as per the terms of agreement and when the right to receive the rent is established.
- c) Income from services rendered is recognised as revenue when the right to receive the same is established.
- d) Profit on sale of investment is recorded upon transfer of title by the Company. It is determined as the difference between the sale price and the then carrying amount of the investment.

## 2.09 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

### Operating Lease

Assets acquired on leases where a significant portion of the risk and rewards of ownership are retained by the lessor are classified as operating leases. Lease rentals are charged to statement of profit and loss on accrual basis.

Assets leased out under operating leases are capitalized. Rental income recognized on accrual basis over the lease term.

## 2.10 Foreign Currency

The functional currency of the Company is Indian rupee.

### Initial Recognition

Income and expenses in foreign currencies are recorded at exchange rates prevailing on the date of the transaction.

### Conversion

Foreign currency monetary assets and liabilities are translated at the exchange rate prevailing on the balance sheet date and exchange gains and losses arising on settlement and restatement are recognised in the statement of profit and loss.

## 2.11 Borrowing Costs

Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

Advances/deposits given to the vendors under the contractual arrangement for acquisition/construction of qualifying assets is considered as cost for the purpose of capitalization of borrowing cost.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## 2.12 Taxation

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively. Income tax expense represents the sum of the tax currently payable and deferred tax.



### **Current income tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit or loss and other comprehensive income/statement of profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction and where the relevant tax paying units intends to settle the asset and liability on a net basis.

### **Deferred income taxes**

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised. The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

Deferred tax assets include Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. Accordingly, MAT is recognised as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realised.

The Company recognises interest levied and penalties related to income tax assessments in income tax expenses.

### **2.13 Property, Plant and Equipment**

Property plant & equipment are stated at cost of acquisition or construction where cost includes amount added/deducted on revaluation less accumulated depreciation / amortization and impairment loss, if any. All costs relating to the acquisition and installation of fixed assets are capitalised and include borrowing costs relating to funds attributable to construction or acquisition of qualifying assets, up to the date the asset / plant is ready for intended use. The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item of property, plant and equipment, if it is probable that the future economic benefits embodies within the part will flow to the Company and its cost can be measured reliably with the carrying amount of the replaced part getting derecognized. The cost for day-to-day servicing of property, plant and equipment are recognized in Statement of Profit and Loss as and when incurred.

Machinery spares which can be used only in connection with an item of fixed asset and use of which, as per technical assessment, is expected to be irregular, are capitalised and depreciated as part of fixed assets.

Depreciation on tangible property plant & equipment has been provided on written down value method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of plant and machinery, in whose case the life of the assets has been assessed as under based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc.

The estimated useful life and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

For transition to Ind AS, the Company has elected to continue with the carrying value of all the property, plant and equipment recognised as of April 1, 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

If significant events or market developments indicate an impairment in the value of the tangible asset, management reviews the recoverability of the carrying amount of the asset by testing for impairment. The carrying amount of the asset is compared with the recoverable amount, which is defined as the higher of the assets fair value less costs to sell and its value in use. To determine the recoverable amount on the basis of value in use, estimated future cash flows are discounted at a rate which reflects the risk specific to the asset. If the net carrying amount exceeds the recoverable amount, an impairment loss is recognised. When estimating future cash flows, current and expected future inflows, technological, economic and general developments are taken into account. If an impairment test is carried out on tangible assets at the level of a cash-generating unit, an impairment loss is recognised, taking into account the fair value of the assets. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the tangible asset is increased to a maximum figure of the carrying amount that would have been determined had no impairment loss been recognised.

### **2.14 Impairment**

#### **Financial assets (other than at fair value)**

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction.





For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

#### **2.15 Financial Instruments**

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

#### **Cash and cash equivalents**

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

#### **Financial assets at amortised cost**

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

#### **2.16 Earnings Per Share (EPS)**

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

#### **2.17 Cash flow statement**

The Cash Flow Statement is prepared by the indirect method set out in Ind AS 7 on Cash Flow Statements and presents cash flows by operating, investing and financing activities of the Company.

#### **2.18 Current/Non-Current Classification**

The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is classified as current when it satisfies any of the following criteria:

- It is expected to be realized or intended to be sold or consumed in normal operating cycle
- It is held primarily for the purpose of trading
- It is expected to be realized within 12 months after the date of reporting period, or
- Cash and cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting period.

Current assets include the current portion of non-current financial assets.

All other assets are classified as non-current.

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

- It is expected to be settled in normal operating cycle
  - It is held primarily for the purpose of trading
  - It is due to be settled within 12 months after the reporting period, or
  - There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period
- Current liabilities include the current portion of long term financial liabilities.

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets and their realization in cash and cash equivalents. The Company has identified 12 months as its operating cycle.

#### **2.19 Share Capital**

##### **Ordinary Shares**

Ordinary shares are classified as equity. Incremental costs, if any, directly attributable to the issue of ordinary shares are recognized as a deduction from other equity, net of any tax effects.



**Marathawada Realtors Private Limited**  
Notes forming part of the financial statements

**Note 13: Other Income**

(Amount in Rs.)

| Particulars                                       | Year ended March<br>31, 2021 | Year ended<br>March 31, 2020 |
|---|------------------------------|------------------------------|
| Interest Income (TDS CY : Rs 4038/-;PY Rs 6555/-) | 53,834                       | 65,546                       |
| Interest on Income Tax Refund                     | -                            | 1,177                        |
| Other Income                                      | 5,118                        | 144,978                      |
| <b>Total Other Income</b>                         | <b>58,952</b>                | <b>211,701</b>               |

**Note 14: Other Expenses**

| Particulars                                  | Year ended March<br>31, 2021 | Year ended<br>March 31, 2020 |
|--|------------------------------|------------------------------|
| Rates and taxes(Refer note 26)               | 2,951,004                    | 67,653                       |
| Legal and other professional costs           | 38,824                       | 22,263                       |
| Bank charges                                 | 14                           | 204                          |
| Water Charges                                | 11,145                       | 13,110                       |
| Profession tax company                       | 2,500                        | 2,500                        |
| Penualty                                     | 8,112                        | 4,056                        |
| Allowance for bad and doubtful Advances      | 39,694,694                   | 9,923,674                    |
| Remuneration to Auditors (Refer 12(1) below) | 29,500                       | 29,500                       |
| <b>Total Other Expenses</b>                  | <b>42,735,793</b>            | <b>10,062,960</b>            |

**Note 14(1) : Remuneration to Auditors**

|                                 | Year ended March<br>31, 2021 | Year ended<br>March 31, 2020 |
|---------------------------------|------------------------------|------------------------------|
| <b>Remuneration to Auditors</b> |                              |                              |
| As Auditors                     | 29,500                       | 29,500                       |
| <b>Total</b>                    | <b>29,500</b>                | <b>29,500</b>                |



Marathwada Realtors Private Limited  
Notes forming part of the financial statements

Note No. 15 - Current Tax and Deferred Tax

(a) Income Tax Expense

| Particulars  | Continuing Operations             |                                   | Discontinued Operations           |                                   | Total          |
|--|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------|
|  | For the year ended 31 March, 2021 | For the year ended 31 March, 2020 | For the year ended 31 March, 2021 | For the year ended 31 March, 2020 |                |
| Current Tax:   |                                   |                                   |                                   |                                   |                |
| Current Income Tax Charge  |                                   | 194,670                           |                                   |                                   | 194,670        |
| Adjustments in respect of prior years  |                                   |                                   |                                   |                                   |                |
| Deferred Tax   |                                   |                                   |                                   |                                   |                |
| In respect of current year origination and reversal of temporary differences |                                   |                                   |                                   |                                   |                |
| Deferred Tax reclassified from equity to P&L                                 |                                   |                                   |                                   |                                   |                |
| Adjustments due to changes in tax rates                                      |                                   |                                   |                                   |                                   |                |
| Write down (reversal of previous write-downs) of deferred tax assets         |                                   |                                   |                                   |                                   |                |
| Others   |                                   |                                   |                                   |                                   |                |
| <b>Total Tax Expense recognised in profit and loss account</b>               |                                   | <b>194,670</b>                    |                                   |                                   | <b>194,670</b> |



**Marathawada Realtors Private Limited**  
Notes forming part of the financial statements

**Note 16: Earning Per Share**

|      |   | (Amount in Rs.)              |                              |
|------|---|------------------------------|------------------------------|
| Note | Particulars                             | Year ended March<br>31, 2021 | Year ended March<br>31, 2020 |
|      |   | -                            | -                            |
|      | <b>Basic Earnings per share</b>         | Per Share                    | Per Share                    |
|      | From continuing operations              | (1,107.85)                   | (278.63)                     |
|      | From discontinuing operations           | -                            | -                            |
|      | <b>Total basic earnings per share</b>   | <b>(1,107.85)</b>            | <b>(278.63)</b>              |
|      | <b>Diluted Earnings per share</b>       |                              |                              |
|      | From continuing operations              | (1,107.85)                   | (278.63)                     |
|      | From discontinuing operations           | -                            | -                            |
|      | <b>Total diluted earnings per share</b> | <b>(1,107.85)</b>            | <b>(278.63)</b>              |

**Basic earnings per share**

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

| Note | Particulars   | Year ended March<br>31, 2021 | Year ended March<br>31, 2020 |
|------|---|------------------------------|------------------------------|
|      | Profit / (loss) for the year attributable to owners of the Company  | (43,445,618)                 | (10,926,615)                 |
|      | Profit for the year on discontinued operations used in the calculation of basic earnings per share from discontinued operations | -                            | -                            |
|      | Profits used in the calculation of basic earnings per share from continuing operations  | (43,445,618)                 | (10,926,615)                 |
|      | Weighted average number of equity shares  | 39,216                       | 39,216                       |
|      | Earnings per share from continuing operations - Basic   | (1,107.85)                   | (278.63)                     |
|      | Earnings per share from discontinuing operations - Basic  | -                            | -                            |

**Diluted earnings per share**

The diluted earnings per share has been computed by dividing the Net profit after tax available for Equity shareholders by the weighted average number of equity shares.

| Note | Particulars   | Year ended March<br>31, 2021 | Year ended March<br>31, 2020 |
|------|---|------------------------------|------------------------------|
|      | Profit / (loss) for the year used in the calculation of basic earnings per share  | (43,445,618)                 | (10,926,615)                 |
|      | Profit for the year on discontinued operations used in the calculation of diluted earnings per share from discontinued operations | -                            | -                            |
|      | Profits used in the calculation of diluted earnings per share from continuing operations  | (43,445,618)                 | (10,926,615)                 |
|      | Weighted average number of equity shares used in the calculation of Diluted EPS   | 39,216                       | 39,216                       |
|      | Earnings per share from continuing operations - Dilutive  | (1,107.85)                   | (278.63)                     |
|      | Earnings per share from discontinuing operations - Dilutive   | -                            | -                            |



**Note 17 A: On Lease : Disclosures under Ind AS 116**  
**Leases**

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

**Transition to Ind AS 116**

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, has notified Ind AS 116 Leases which replaces the existing lease standard, Ind AS 17 Leases, and other interpretations. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. It introduces a single, on-balance sheet lease accounting model for lessees. The Company has adopted Ind AS 116, effective annual reporting period beginning April 1, 2019 and applied the standard to its leases, retrospectively, with the cumulative effect of initially applying the standard, recognised on the date of initial application (April 1, 2019). Accordingly, the Company has not restated comparative information, instead, the cumulative effect of initially applying this standard has been recognised as an adjustment to the opening balance of retained earnings as on April 1, 2019. Refer note 2(i) – Significant accounting policies – Leases in the Annual report of the Company for the year ended March 31, 2019, for the policy as per Ind AS 17.

**Operating leases**

For transition, the Company has elected not to apply the requirements of Ind AS 116 to leases which are expiring within 12 months from the date of transition by class of asset and leases for which the underlying asset is of low value on a lease-by-lease basis. The Company has also used the practical expedient provided by the standard when applying Ind AS 116 to leases previously classified as operating leases under Ind AS 17 and therefore, has not reassessed whether a contract, is or contains a lease, at the date of initial application, relied on its assessment of whether leases are onerous, applying Ind AS 37 immediately before the date of initial application as an alternative to performing an impairment review, excluded initial direct costs from measuring the right-of-use asset at the date of initial application and used hindsight when determining the lease term if the contract contains options to extend or terminate the lease. The Company has used a single discount rate to a portfolio of leases with similar characteristics. On transition, the Company recognised a lease liability measured at the present value of the remaining lease payments. The right-of-use asset is recognised at its carrying amount as if the standard had been applied since the commencement of the lease, but discounted using the lessee's incremental borrowing rate as at April 1, 2019.

| Particulars   | Amount |
|---|--------|
| <b>Details of leasing arrangements</b>                    |        |
| Lease Commitments as at 31st March 2019                   |        |
| Add/Less: contracts reassessed as lease contracts         |        |
| Add/Less: adjustments on account of extension/termination |        |
| Lease Liability as on 1st April 2019                      |        |

Right to use assets of Rs. 5490679/- has been recognised however there is no lease liability as the

**The Impact of Change in accounting policies**

| Particulars                   | For the year ended<br>31 March, 2021 | For the year ended<br>31 March, 2020 |
|-------------------------------|--------------------------------------|--------------------------------------|
| Decrease in Prepaid Assets by | 4,317,026                            | 4,406,964                            |
| Increase in Right to use by   | 4,317,026                            | 4,406,964                            |

**As Lessee**

| Particulars   | For the year ended<br>31 March, 2021 | For the year ended<br>31 March, 2020 |
|---|--------------------------------------|--------------------------------------|
| <b>Addition to Right to use assets</b>  |                                      |                                      |
| Right to use asset  | -                                    | 4,496,902                            |
| <b>Carrying Value of Right to use assets</b>                                  |                                      |                                      |
| Carrying Value  | 4,317,026                            | 4,406,964                            |
| Depreciation  | 89,938                               | 89,938                               |
| <b>Maturity Analysis - Contractual undiscounted cash flows</b>                |                                      |                                      |
| Less than one year  | -                                    | -                                    |
| One to five years   | -                                    | -                                    |
| More than five years  | -                                    | -                                    |
| Total discounted lease liability as at 31st March 2020                        | -                                    | -                                    |
| Lease Liabilities included in statement of financial position 31st March 2020 | -                                    | -                                    |
| <b>Amount Recognised in profit or loss</b>                                    |                                      |                                      |
| Lease Rental  | -                                    | -                                    |
| Depreciation on right to use assets   | 89,938                               | 89,938                               |
| <b>Amount Recognised in Cash Flows</b>  |                                      |                                      |
| Total cash outflows   | -                                    | -                                    |

**Note - 17 B: Contingent liabilities and commitments**

| Contingent liabilities                         | As on Year Ended<br>March 31, 2021 | As on Year Ended<br>March 31, 2020 |
|--|------------------------------------|------------------------------------|
| <b>Contingent liabilities</b>                  |                                    |                                    |
| (a) Bank/Corporate Guarantees/Letter of Credit | 1,893,000,000                      | 1,830,000,000                      |
| (b) Disputed demands for Income Tax            | 1,157,480                          | 1,157,480                          |

**Note 18: COVID Impact**

The impact assessment of COVID-19 is a continuing process given the uncertainties associated with its nature and duration. This being an unprecedented event which is difficult to estimate, the actual implications could vary. The economic/social consequences of this event are impacting the very operation of Real Estate Industry. However the management considers the impairment assessment of property, plant and equipment, intangible assets, investments, trade receivables valuation as at 31 March 2021 as recoverable based on its internal and external sources of information and estimates, and its judgments on implication expected to arise from COVID19 pandemic.

**Note 19 : Related Party Transactions**

**Names of related parties**

- Holding Company  
Vascon Engineers Limited
- Fellow Subsidiaries
  - Marvel Housing Private Limited
  - GMP Technical Solution Private Limited
  - Vascon Pricol Infrastructure Limited
  - Almet Corporation Ltd
  - Vascon Value homes Pvt Ltd
- Key Management Personnel
  - Mr Santosh Suddarajan
  - Mr Somnath Biswas

**Transactions with Related Parties**

**Interest Income**

| Holding Company      | Year ended March<br>31, 2021 | Year ended March<br>31, 2020 |
|----------------------|------------------------------|------------------------------|
| Vascon Engineers Ltd | 53,854                       | 65,546                       |

**Closing Balance - Holding Company (Vascon Engineers Ltd)**

| Particulars               | Year ended March<br>31, 2021 | Year ended March<br>31, 2020 |
|---------------------------|------------------------------|------------------------------|
| Loan receivable (Dr)      | 541,731                      | 657,146                      |
| Current Account dues (Dr) | 49,795                       | -                            |



Note No. - 21 Fair Value

Set out below is the comparison by class of the carrying amounts and fair value of the Company's financial instruments

| Particulars  | Carrying amount |                | Fair Value     |                |
|--|-----------------|----------------|----------------|----------------|
|  | March 31, 2021  | March 31, 2020 | March 31, 2021 | March 31, 2020 |
| <b>FINANCIAL ASSETS</b>  |                 |                |                |                |
| Financial assets measured at amortised cost                                |                 |                |                |                |
| (a) Security Deposits  |                 |                |                |                |
| (b) Foreign Exchange Adjustment  |                 |                |                |                |
| (c) Deposit under protest  |                 |                |                |                |
| (d) Non current investment - Subsidiaries                                  |                 |                |                |                |
| (e) Other non current investment   |                 |                |                |                |
| (f) Trade receivable   |                 |                |                |                |
| (g) Loans to employees   |                 |                |                |                |
| (h) Interest accrued on deposits   |                 |                |                |                |
| (i) Cash in hand   | 4,659           | 2,179          | 4,659          | 2,179          |
| (j) Balance with banks in current account                                  | 8,069           | 15,906         | 8,069          | 15,906         |
| (k) Balance held as Margin money against borrowings                        |                 |                |                |                |
| Financial assets measured at fair value through Statement of Profit & Loss |                 |                |                |                |
| (a) Current investments  |                 |                |                |                |
| (b) Non Current Investments quoted   |                 |                |                |                |
| <b>FINANCIAL LIABILITIES</b>   |                 |                |                |                |
| Financial liabilities measured at amortised cost                           |                 |                |                |                |
| (a) Non Current Borrowing  |                 |                |                |                |
| (b) Current Borrowing  |                 |                |                |                |
| (c) Security deposits received from dealers                                |                 |                |                |                |
| (d) Retention money  |                 |                |                |                |
| (e) Current maturities of long-term debt                                   |                 |                |                |                |
| (f) Interest accrued but not due on borrowings                             |                 |                |                |                |
| (g) Payables on purchase of property plant & equipment                     |                 |                |                |                |
| (h) Trade Payable  | 445,514         | 415,946        | 445,514        | 415,946        |

The management assessed that the fair values of short term financial assets and liabilities significantly approximate their carrying amounts largely due to the short - term maturities of these instruments. The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company determines fair values of financial assets and financial liabilities by discounting the contractual cash inflows/outflows using prevailing interest rates of financial instruments with similar terms. The initial measurement of financial assets and financial liabilities is at fair value. The fair value of investment is determined using quoted net assets value from the fund. Further, the subsequent measurement of all financial assets and liabilities (other than investment in mutual funds) is at amortised cost, using the effective interest method.

Discount rates used in determining fair value

The interest rate used to discount estimated future cash flows, where applicable, are based on the incremental borrowing rate of the borrower which in case of financial liabilities is the weighted average cost of borrowing of the Company and in case of financial assets is the average market rate of similar credit rated instrument.

The Company maintain policies and procedure to value financial assets or financial liabilities using the best and most relevant data available. In addition, the Company internally reviews valuation, including independent price validation for certain instruments.

Fair value of financial assets and liabilities is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

The following methods and assumptions were used to estimate fair value:

(a) Fair value of short term financial assets and liabilities significantly approximate their carrying amounts largely due to the short term maturities of these instruments.

(b) Security deposit paid are evaluated by the Company based on parameters such as Interest rate non performance risk of the customer. The fair value of the Company's security deposit paid are determined by estimating the Incremental borrowing rate of the borrower (primarily the landlords). Such rate has been determined using discount rate that reflects the average interest rate of borrowing taken by similar credit rate companies where the risk of non performance risk is more than significant.

(c) Fair value of quoted mutual funds is based on the net assets value at the reporting date. The fair value of other financial liabilities as well as other non current financial liabilities is estimated by discounting future cash flow using rate currently applicable for debt on similar terms, credit risk and remaining maturities.

(d) The fair value of the Company's interest bearing borrowing received are determined using discount rate that reflects the entity's borrowing rate as at the end of the reporting period. The own non performance risk as at the reporting was assessed to be insignificant.

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based Level 1: Quoted (unadjusted) price is active market for identical assets or liabilities.

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed , either directly or indirectly.

Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

During the year ended March 31, 2021, there were no transfer between Level 1 and Level 2 fair value measurement and no transfer into and out of Level 3 fair value measurement.



## Note 22 : Significant estimates and assumptions

### Estimates and Assumptions

The preparation of the Company's financial statements requires management to make estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes will be reflected in the assumptions when they occur.

### Impairment of non-financial assets

Impairment exists when the carrying value of an asset or Cash Generating Unit (CGU) exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amounts sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

### Defined Benefit Plans (Gratuity Benefits)

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation.

The mortality rate is based on publicly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

Details about gratuity obligations are given in Note 34.

### Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, the fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value target and the discount factor.

The Company has valued its financial instruments through profit & loss which involves significant judgements and estimates such as cash flows for the period for which the instrument is valid, EBITDA of investee company, fair value of share price of the investee company on meeting certain requirements as per the agreement, etc. The determination of the fair value is based on expected discounted cash flows. The key assumptions take into consideration the probability of meeting each performance target and the discount factor



**Marathawada Realtors Private Limited**

**Notes forming part of the financial statements**

**Note 23: Additional Information to the Financial Statements**

**Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

| Particulars   | 31-Mar-21 | 31-Mar-20 |
|---|-----------|-----------|
|   |           |           |
| (i) Principal amount remaining unpaid to MSME suppliers as on   | -         | -         |
| (ii) Interest due on unpaid principal amount to MSME suppliers as on  | -         | -         |
| (iii) The amount of interest paid along with the amounts of the payment made to the MSME suppliers beyond the appointed day | -         | -         |
| (iv) The amount of interest due and payable for the year (without adding the interest under MSME Development Act)           | -         | -         |
| (v) The amount of interest accrued and remaining unpaid as on   | -         | -         |
| (vi) The amount of interest due and payable to be disallowed under Income Tax Act, 1961                                     | -         | -         |

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:**

**Details of Income and Expenditure in foreign currency on account of :**

|             | For the year ended 31 March, 2021 | For the year ended 31 March, 2020 |
|-------------|-----------------------------------|-----------------------------------|
|             |                                   |                                   |
| Earnings    | -                                 | -                                 |
| Expenditure | -                                 | -                                 |

**Note 25:**

**Deferred tax Assets(net)**

In absence of probable certainty of taxable income in subsequent years no provision of deferred tax assets has been made.

**Components of Deferred Tax assets**

|   | As at March 31, 2021 | As at March 31, 2020 |
|---|----------------------|----------------------|
| on account of fixed assets                | -                    | -                    |
| on account of accumulated business losses | -                    | -                    |
| Deferred tax assets provided on above     | -                    | -                    |

**Note 26:**

Rates and taxes include Rs 22,03,878/-being amount charged by MIDC for the prior years 2016-17 to 2019-20.

**Note 27:**

Previous year's figures have been regrouped/ reclassified wherever necessary to correspond with the current year's classification/disclosure.

In terms of our report attached.

**For Chandrashekar Iyer & Co**  
Chartered Accountants  
Firm Registration No. 114260W

**For and on behalf of the Board of Directors**

*Ganesh m.v*

**Ganesh Kumar M.V**  
Partner  
Membership No.142519  
Place: Thane  
Date:



*Somnath Biswas*

**Somnath Biswas**  
Director  
DIN : 06607023  
Place: Pune  
Date:

*Dr. Santosh Sundararajan*

**Dr.Santosh Sundararajan**  
Director  
DIN : 00015229  
Place: Pune  
Date: