

M H S & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Members of **RR MEGA CITY BUILDERS LIMITED**

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **RR MEGA CITY BUILDERS LIMITED** ('the Company'), which comprise the Balance Sheet as at 31st March 2021, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act, of the state of affairs (financial position) of the Company as at 31st March, 2021, and its loss (financial performance including other comprehensive income), its cash flows and changes in equity for the year ended on that date.

Basis for Opinion

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

Emphasis of Matter

We draw attention to Note No. 33 of the financial statements, as regard to management's evaluation of Covid-19 impact on the future performance of the Company. Our opinion is not modified in respect of this matter.



UDIN: 21147928AAAAABR5050

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

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

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

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

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information; we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

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

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

UDIN: 21147928AAAABR5050



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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with 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.

UDIN: 21147928AAAABR5050



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

Report on Other Legal and Regulatory Requirements

1. The Company has not paid or provided any managerial remuneration during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable.
2. As required by the Companies (Auditor's Report) Order, 2016 ('the Order'), issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the 'Annexure A' a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
3. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The financial statements dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - (e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) We have also audited the internal financial controls over financial reporting (IFCoFR) of the Company as on 31st March, 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date and our report dated 31st May, 2021 as per 'Annexure B' expressed unmodified opinion;
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - (i) The Company does not have any pending litigations which would impact its financial position;
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - (iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company;

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- (iv) The disclosures requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8th November, 2016 to 30th December, 2016, which are not relevant to these financial statements. Hence, reporting under this clause is not applicable.

For M H S & Associates

Chartered Accountants

ICAI Firm Reg. No.: 141079W

Mayur H. Shah

(Mayur H. Shah)

Partner

Membership No. 147928



Mumbai: 31st May, 2021

UDIN: 21147928AAAAABR5050

Annexure A to the Independent Auditor's Report of even date to the members of RR MEGA CITY BUILDERS LIMITED, on the financial statements for the year ended 31st March, 2021

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i)
 - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The fixed assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the fixed assets is reasonable having regard to the size of the Company and the nature of its assets.
 - (c) There are no immovable properties owned by the Company under the head fixed assets, hence the provisions of Paragraph 3(i) of the Order are not applicable to the Company.
- (ii) The inventory has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable. As informed, no material discrepancies were noticed on physical verification carried out during the year.
- (iii) The Company has not granted any loan, secured or unsecured to companies, firms, limited liability partnerships (LLPs) or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clause 3(iii)(a), 3(iii)(b), 3(iii)(c) of the Order are not applicable.
- (iv) In our opinion, the Company has not entered into any transaction covered under Sections 185 and 186 of the Act. Accordingly, the provisions of clause 3(iv) of the Order are not applicable.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) The Central Government has prescribed the maintenance of cost records for the products/services of the Company under sub-section (1) of Section 148 of the Act and the rules framed thereunder. However, as represented by the management of the Company, these records are not required to be made and

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maintained in case the projects are only residential in nature. Accordingly, the Management has not made and maintained the prescribed accounts and records.

(vii)

- (a) The Company is regular in depositing with appropriate authorities, undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, goods and service tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues applicable to it. Further, no undisputed amounts payable in respect thereof were outstanding, at the year end, for a period of more than six months from the date they became payable.
- (b) According to the information and explanation given to us, there are no dues with respect to income tax, sales tax, service tax, duty of customs, duty of excise, value added tax which have not been deposited on account of any dispute.

(viii) The Company has no loans or borrowings payable to a financial institution or a bank or Government. In our opinion and according to the information and explanations given to us by the management of the Company, the Company has not defaulted in repayment of dues to debenture holders.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and did not have any term loans outstanding during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable.

(x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.

(xi) The Company has not paid or provided for any managerial remuneration. Accordingly, the provisions of clause 3 (xi) of the Order are not applicable.

(xii) In our opinion, the Company is not a Nidhi Company. Accordingly, the provisions of clause 3(xii) of the Order are not applicable.

(xiii) In our opinion, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable and requisite details have been disclosed in the financial statements, as required by the applicable Ind AS. Further, in our opinion, the Company is not required to constitute audit committee under Section 177 of the Act.



- (xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.
- (xv) The Company has not entered into any non-cash transactions with directors or persons connected with them covered under Section 192 of the Act.
- (xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For M H S & Associates

Chartered Accountants

ICAI Firm Registration No. 141079W

Mayur H. Shah

(Mayur H. Shah)

Partner

Membership No. 147928



Mumbai: 31st May, 2021

Annexure B to the Independent Auditor's Report of even date to the members of RR MEGA CITY BUILDERS LIMITED on the financial statements for the year ended 31st March, 2021

Independent Auditor's Report on the Internal Financial Controls under Clause (i) of Sub-Section 3 of Section 143 of the Companies Act, 2013 ('the Act')

In conjunction with our audit of the financial statements of RR MEGA CITY BUILDERS LIMITED ('the Company') as of and for the year ended 31st March, 2021, we have audited the internal financial controls over financial reporting ('IFCoFR') of the Company of as of that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the 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 (the 'Guidance Note') 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's IFCoFR based on our audit. We conducted our audit in accordance with the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate IFCoFR 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 IFCoFR and their operating effectiveness. Our audit of IFCoFR includes obtaining an understanding of IFCoFR, 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 IFCoFR.

UDIN: 21147928AAAAABR5050



Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting and such controls 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 over Financial Reporting issued by the ICAI.

For M H S & Associates

Chartered Accountants

ICAI Firm's Reg. No.: 141079W

Mayur H. Shah

(Mayur H. Shah)

Partner

Membership No.: 147928



Mumbai: 31st May, 2021

UDIN: 21147928AAAABR5050

RR MEGA CITY BUILDERS LIMITED
CIN No.U45400MH2007PLC171263
Balance Sheet as at 31st March, 2021

(All amounts in Indian rupees in lakhs unless otherwise stated)

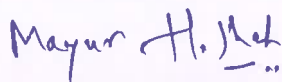
Particulars	Note No.	As at 31-Mar-21	As at 31-Mar-20
I. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment	2	8.36	10.80
(b) Other Non Current Tax Assets	3	21.88	101.16
Total Non-Current Assets		30.24	111.96
(2) Current Assets			
(a) Inventories	4	680.94	849.11
(b) Financial Assets			
(i) Trade Receivables	5	302.51	336.31
(ii) Cash & Cash Equivalents	6	186.04	684.26
(iii) Bank Balances other than (ii) above	7	10.38	10.38
(iv) Others	8	1.30	14.60
(c) Other Current Assets	9	-	-
Total Current Assets		1,181.17	1,894.66
TOTAL ASSETS		1,211.41	2,006.62
II. EQUITY AND LIABILITIES			
(1) Equity:			
(a) Equity Share Capital	10	10.00	10.00
(b) Other Equity			
(i) Retained earnings	11	(2,637.79)	(2,187.04)
(ii) Deemed Equity	12	2,869.60	2,869.60
Total Equity:		241.81	692.56
(2) Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	-	-
(b) Deferred Tax Liabilities		23.69	26.90
Total Non-Current Liabilities		23.69	26.90
(3) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	14	-	0.56
(ii) Trade Payables	15		
Micro Enterprises And Small Enterprises		46.01	31.59
Other Than Micro And Small Enterprises		690.42	742.95
(iii) Others	16	198.27	436.24
(b) Other Current Liabilities	17	11.21	75.82
Total Current Liabilities		945.91	1,287.16
TOTAL EQUITY & LIABILITIES		1,211.41	2,006.62
Summary of Significant Accounting Policies	1		
Notes forming part of the financial statements	24-33		

As Per Our Report of Even Date

 For **M H S & Associates**

Chartered Accountants

ICAI Firm Reg. No.: 141079W


(Mayur H. Shah)

Partner

Membership No.: 147928

UDIN : 21147928AAAABR5050

Place :-Mumbai

Dated :- May 31, 2021.



For and on behalf of Board of Director's


Dinesh R. Jain

DIN No. : 00059913

Director

Place :-Mumbai

Dated :- May 31, 2021.


Vipin Mittal

DIN No. : 08785902

Director



RR MEGA CITY BUILDERS LIMITED

CIN No.U45400MH2007PLC171263

Statement of Profit & Loss For The Year Ended 31st March, 2021

(All amounts in Indian rupees in lakhs unless otherwise stated)

Particulars	Note. No.	Year Ended 31-Mar-21	Year Ended 31-Mar-20
Income:			
Revenue from Operations	18	579.09	1,357.24
Other Income	19	24.40	51.33
Total Revenue		603.49	1,408.57
Expenses:			
Realty Cost Incurred	22	-	-
Change in Realty Work In Progress	22	168.17	1,653.44
Finance Costs	20	870.56	752.03
Other Expenses	21	10.60	24.18
Depreciation and Amortisation Expenses	2	2.44	2.44
Total Expenses		1,051.77	2,432.09
Profit/(Loss) Before Exceptional Items and Tax		(448.28)	(1,023.52)
Exceptional Items		-	-
Profit/ (Loss) Before Tax		(448.28)	(1,023.52)
Tax Expenses			
- Current Tax		-	-
- Income Tax for earlier years		5.68	(78.35)
- Deferred Tax		(3.21)	206.35
Total Tax Expenses		2.47	128.00
Profit / (Loss) After Tax for the Year		(450.75)	(1,151.52)
Earnings Per Share (Nominal Value of Rs. 10/- each)	23		
- Basic		(450.75)	(1,151.52)
- Diluted		(450.75)	(1,151.52)
Summary of Significant Accounting Policies	1		
Notes forming part of the financial statements	24-33		

As Per Our Report of Even Date

For M H S & Associates

Chartered Accountants

ICAI Firm Reg. No.: 141079W

Mayur H. Shah

(Mayur H. Shah)

Partner

Membership No.: 147928

UDIN : 21147928AAAABR5050

Place :-Mumbai

Dated :- May 31, 2021.



For and on behalf of Board of Director's

Dinesh R. Jain

DIN No. : 00059913

Director

Vipin Mittal

DIN No. : 08785902

Director



Place :-Mumbai

Dated :- May 31, 2021.

RR MEGA CITY BUILDERS LIMITED
Statement of Changes in Equity for the Year Ended March 31, 2021

(A) Equity Share Capital

(Rs. In Lakhs)

Particulars	Note No.	Amount
As at 1st April, 2019		10.00
Changes in equity share capital during the year		-
As at 31st March, 2020	10	10.00
Changes in equity share capital during the year		-
As at 31st March 2021		10.00

(B) Other Equity

(Rs. In Lakhs)

Particulars	Other Equity		
	Retained Earnings	Deemed Equity	Total
Balance as at April 1, 2019	(1,035.52)	2,869.60	1,834.08
Profit / (Loss) for the Year	(1,151.52)	-	(1,151.52)
Other Comprehensive Income for the Year	-	-	-
Total Comprehensive Income for the Year	(1,151.52)	-	(1,151.52)
Balance as at March 31, 2020	(2,187.04)	2,869.60	682.56
Profit / (Loss) for the Year	(450.75)	-	(450.75)
Other Comprehensive Income for the Year	-	-	-
Total Comprehensive Income for the Year	(450.75)	-	(450.75)
Balance as 31st March 2021	(2,637.79)	2,869.60	231.81

As Per Our Report of Even Date

For M H S & Associates
Chartered Accountants
ICAI Firm Reg. No.: 141079W

Mayur H. Shah

(Mayur H. Shah)
Partner
Membership No.: 147928



UDIN : 21147928AAAAABR5050
Place: Mumbai
Dated :- May 31, 2021.

For and on behalf of Board of Directors

Dinesh R. Jain

Dinesh R. Jain
DIN No. : 00059913
Director

Vipin Mittal

Vipin Mittal
DIN No. : 08785902
Director

Place: Mumbai
Dated :- May 31, 2021.



RR MEGA CITY BUILDERS LIMITED
CIN No.U45400MH2007PLC171263
Cash Flow Statement For the Year Ended March 31, 2021
(All amounts in Indian rupees in lakhs unless otherwise stated)

	Particulars	Year Ended		Year Ended	
		March 31, 2021		March 31, 2020	
I	<u>Cash Flow from Operating Activities</u>				
	Net Profit(Loss) Before Tax		(448.28)		(1,023.52)
	<u>Adjustments for:</u>				
	Depreciation	2.44		2.44	
	Finance Costs	870.56		752.03	
	Interest Income	(3.05)	869.95	(36.35)	718.12
	Operating Profit before Working Capital Changes		421.67		(305.40)
	<u>Adjustments for:</u>				
	(Increase)/decrease in Inventories	168.17		1,653.45	
	(Increase)/decrease in Trade receivable	33.80		109.46	
	(Increase)/decrease in Others financial Assets	13.30		53.15	
	Increase/(decrease) in Other bank balance	-		(3.38)	
	Increase/(decrease) in Trade payables	(38.11)		(145.54)	
	Increase/(decrease) in Financial liabilities others	(225.01)		(3.76)	
	Increase/(decrease) in Other current liabilities	(64.60)		71.19	
			(112.45)		1,734.57
	Cash Generated from/(Used in) Operations		309.22		1,429.17
	Taxes Paid (Net of Refund)		73.60		36.57
	Net Cash Flow From/(Used in) Operating Activities (A)		382.82		1,465.75
II	<u>Cash Flow From Investing Activities</u>				
	Interest Received		3.05		36.35
	Net Cash Flow from/(Used in) Investing Activities (B)		3.05		36.35
III	<u>Cash Flow From Financing Activities</u>				
	Proceeds/(Repayment) of Long term borrowings		(12.97)		(741.75)
	Proceeds/(Repayment) of Short term borrowings		(0.56)		-
	Finance Costs		(870.56)		(752.03)
	Net Cash Flow from (Used in) Financing Activities (C)		(884.09)		(1,493.21)
	Increase/ (Decrease) in Cash and Cash Equivalents (D=A+B+C)		(498.23)		8.89
	Cash & Cash Equivalents as at Beginning of Year		684.27		675.38
	Cash & Cash Equivalents as at End of the Year		186.04		684.27
	For components for cash and cash equivalents Refer Note No. 6				

Notes:

- 1 Statement of Cash Flows is prepared in accordance with Ind AS 7 as notified by Ministry of Corporate Affairs.

As Per Our Report of Even Date

For **M H S & Associates**

Chartered Accountants

ICAI Firm Reg. No.: 141079W

Mayur H. Shah

(Mayur H. Shah)

Partner

Membership No.: 147928

UDIN : 21147928AAAABR5050

Place :-Mumbai

Dated :- May 31, 2021.



For and on behalf of Board of Director's

Dinesh Jain

Dinesh Jain

Director

DIN: 00059913

Mumbai

Dated :- May 31, 2021.

Vipin Mittal

Vipin Mittal

DIN No. : 08785902

Director



1 Significant Accounting Policies

I Company Overview

RR Megacity Builders Limited ("the Company") is a public Company engaged primarily in the business of real estate development and is domiciled in India.

The financial statements of the Company for the year ended 31st March, 2021 were authorized for issue in accordance with the resolution of the Board of Directors.

II Basis of Preparation of Financial Statements

The Financial Statements comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act"), and the relevant provisions of the 2013 Act / Companies Act, 1956 ("the 1956 Act"), as applicable.

The Financial Statements have been prepared on a historical cost basis, except certain financial assets and liabilities that is measured at fair value (refer accounting policy regarding financial instrument).

III Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realisation of project into cash & cash equivalents and range from 3 to 7 years. Accordingly project related assets & liabilities have been classified into current & non-current based on operating cycle of the respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

IV Functional and Presentation Currency

These Financial Statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded off to two decimals in lakhs.

V Use of Estimates and Judgements

The preparation of the Financial Statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

The Management has considered the possible effects, if any, that may result from the pandemic relating to COVID-19 on the carrying amounts of its assets. In developing the assumptions and estimates relating to the uncertainties as at the Balance Sheet date in relation to the recoverable amounts of these assets, the Management has considered the global economic conditions prevailing as at the date of approval of these financial statements and has used internal and external sources of information to the extent determined by it. The actual outcome of these assumptions and estimates may vary in future due to the impact of the pandemic.

The areas involving critical estimates or judgements are:



a. Evaluation of Percentage Completion

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the Financial Statements for the period in which such changes are determined.

b. Impairment of Non Financial Assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or cash generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risk specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

c. Impairment of Financial Assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

d. Useful life and residual value of Property, Plant and Equipment and Intangible Assets

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

e. Fair Value Measurement of Financial Instruments

When the fair values of the financial assets and liabilities recorded in the Balance Sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in assumptions could affect the fair value relating of financial instruments.



VI New and amended standards & Recent Accounting Developments

The following standards and amendments for the first time for their annual reporting period commencing 1 April 2020:

- Definition of material - amendments to Ind AS 1 and Ind AS 8
- Definition of business - amendments to Ind AS 103
- Covid-19 related concessions - amendments to Ind AS 116
- Interest rate benchmark reform - amendments to Ind AS 109 and Ind AS 107

The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly effect the current or future periods.

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from 1st April, 2021. MCA issued notifications dated 24th March, 2021 to amend Schedule III to the Companies Act, 2013 to enhance the disclosures required to be made by the Company in its financial statements. These amendments are applicable to the Company for the financial year starting 1st April, 2021.

VII Measurement of Fair Values

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The Management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the Management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

Level 1 Quoted prices in active markets for identical assets or liabilities.

Level 2 Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 Inputs for the asset or liability that are not based on observable market data.

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

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

VIII Property, Plant and Equipment & Depreciation

a. Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- i. its purchase price, including import duties and non refundable purchase taxes, after deducting trade discounts and rebates.



- ii. any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.
- iii. the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the Company incurs either when the item is acquired or as a consequence of having used the item during a particular period for purposes other than to produce inventories during that period.

Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by Management, are recognised in Statement of Profit and Loss. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

b. Subsequent Expenditure

Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the Statement of Profit and Loss of the Company in the year of disposal.

Expenses incurred for acquisition of capital assets excluding advances paid towards the acquisition of fixed assets outstanding at each Balance Sheet date are disclosed under Capital Work in Progress.

Capital Work in Progress in respect of assets which are not ready for their intended use are carried at cost, comprising of direct costs, related incidental expenses and attributable interest.

c. Depreciation

Depreciation is provided from the date the assets are ready to be put to use, on straight line method as per the useful life of the tangible assets as prescribed under Part C of Schedule II of The Companies Act, 2013.

Depreciation is calculated on a prorata basis from the date of installation / acquisition till the date the assets are sold or disposed.

Depreciable amount for assets is the cost of an asset or amount substituted for cost, less its estimated residual value.

IX Impairment of Assets

The carrying values of assets / cash generating units at each Balance Sheet date are reviewed for impairment if any indication of impairment exists. The following intangible assets are tested for impairment each financial year even if there is no indication that the asset is impaired:

- (a) an intangible asset that is not yet available for use; and
- (b) an intangible asset that is amortised over a period exceeding ten years from the date when the asset is available for use.

If the carrying amount of the assets exceeds the estimated recoverable amount, impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the



revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

Where there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.

X Financial Instruments

A Financial Assets

i. Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

ii. Initial Recognition and Measurement

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

iii. Subsequent Measurement

For purposes of subsequent measurement financial assets are classified into two board categories:

- a. Financial asset at fair value
- b. Financial asset at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit or loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

B Financial Liabilities

i. Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost or at fair value through Profit and Loss.

ii. Initial Recognition and Measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.



iii. **Loans and Borrowings**

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

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

This category generally applies to interest amortised bearing loans and borrowings.

iv. **Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

v. **Offsetting of Financial Instruments**

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

C **Share Capital**

Ordinary Equity Shares

Incremental costs directly attributable to the issue of ordinary equity shares, net of any tax effects, are recognised as a deduction from equity.

XI **Inventories**

- a. Inventories comprise of: (i) Finished Realty Stock representing unsold premises in completed projects (ii) Realty Work in Progress representing properties under construction / development and (iii) Raw Material representing inventory yet to be consumed.
- b. Inventories other than Raw Material above are valued at lower of cost and net realisable value. Raw Materials are valued at weighted average method.
- c. Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Realty Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities.

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.



XII Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

- a. The Company has adopted Ind AS 115 in respect of its contracts with customers for sale of real estate units and applied the same with full retrospective approach in adopting the new standard (for all contracts other than completed contracts). Accordingly revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer. Further, pursuant to the adoption of IND AS 115 the following aspects are recognized :

Brokerage on sales is treated as customer acquisition costs and recognized as revenue only when the related revenue is recognized

- b. Interest income is accounted on an accrual basis at effective interest rate (EIR method).

XIII Income Tax

Income Tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to items recognised directly in Equity or in Other Comprehensive Income.

a. Current Tax

Current Tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities can be offset only if the Company

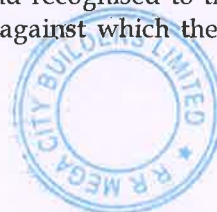
- (i) has a legally enforceable right to set off the recognised amounts; and
- (ii) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

b. Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes (including those arising from consolidation adjustments such as unrealised profit on inventory etc.).

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.



Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse using tax rates enacted or substantively enacted at the reporting date.

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

Deferred tax assets and liabilities are offset only if:

- (i) The Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- (ii) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

c. Minimum Alternate Tax (MAT)

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognised as an asset (MAT Credit Entitlement) only if there is convincing evidence for realisation of such asset during the specified period. MAT paid during the year is charged to Statement of Profit and Loss as current tax. MAT credit entitlement is reviewed at each Balance Sheet date. For the purpose of disclosure of MAT in financial assets, the same have been considered as deferred tax assets.

XIV Borrowing Cost

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, allocated to qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period which they are incurred.

XV Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

XVI Earnings Per Share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for the events for bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares). Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic



earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

XVII Cash Flow Statement

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 -Statement of Cash Flows.

Cash and Cash equivalents for the purpose of cash flow statement comprise of cash at bank and in hand and short term investments with original maturity of three months or less.

XVIII Provisions and Contingent Liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the Notes. Contingent liabilities are disclosed for

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

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.



RR MEGA CITY BUILDERS LIMITED

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Notes to the Financial Statements for the Year ended 31st March, 2021

(All amounts in Indian rupees in lakhs unless otherwise stated)

2	Property, Plant and Equipment	IT Equipement	Office equipment	Vehicle	Total
	Cost or valuation				
	As at March 31, 2019	2.41	5.65	16.50	24.56
	Additions	-	-	-	-
	Sales/disposals/adjustments	-	-	-	-
	As at March 31, 2020	2.41	5.65	16.50	24.56
	Additions	-	-	-	-
	Sales/disposals/adjustments	(2.41)	-	-	(2.41)
	As at March 31, 2021	-	5.65	16.50	22.15
	Depreciation				
	As at March 31, 2019	2.41	1.51	7.41	11.32
	Charge for the year	-	0.38	2.06	2.44
	Sales/disposals/adjustments	-	-	-	-
	As at March 31, 2020	2.41	1.88	9.47	13.76
	Charge for the year	-	0.38	2.06	2.44
	Sales/disposals/adjustments	(2.41)	-	-	(2.41)
	As at March 31, 2021	-	2.26	11.53	13.79
	Net block				
	As at March 31, 2020	-	3.76	7.03	10.80
	As at March 31, 2021	-	3.39	4.97	8.36

3	Other Non Current Tax Assets	31st March 2021	31st March 2020
	Advance tax	663.19	742.47
	Less: Provision for taxes	641.31	641.31
	Total	21.88	101.16

4	Inventories (Valued at Cost or Net Reliasable Value, Whichever is Lower)	31st March 2021	31st March 2020
	Stock of Raw material	21.62	22.25
	Less:		
	Provision for impairment of Stock	21.62	22.25
	Stock of Raw material	0.00	0.00
	Inventories (Work in Progress Realty Stock)		
	Land cost (Including Acquisition cost)	15,024.57	15,024.57
	Development Expenses	18,969.89	18,969.89
	Finance costs	15,089.35	15,089.35
		49,083.81	49,083.81
	Less:		
	Cost of realty sales	48,402.87	48,234.70
	Work in progress Realty Stock - Total	680.94	849.11
	Total	680.94	849.11

5	Trade receivables	31st March 2021	31st March 2020
	Unsecured, Considered Good		
	Outstanding for more than six months	302.51	336.31
	-Others	-	-
	Total	302.51	336.31



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Notes to the Financial Statements for the Year ended 31st March, 2021
(All amounts in Indian rupees in lakhs unless otherwise stated)

6	Cash & Cash Equivalents	31st March 2021	31st March 2020
	Cash & Cash Equivalents		
	Cash Balance	1.27	1.27
	Balance with Bank	184.77	477.00
	Deposits with Banks (Maturity Less than 3 months)	0.00	205.99
	Total	186.04	684.26

7	Other Bank Balances	31st March 2021	31st March 2020
	Balance with Banks in Deposit Account as margin money	10.38	10.38
	Total	10.38	10.38

8	Other Financial Assets	31st March 2021	31st March 2020
	Unsecured, Considered Good		
	Interest Accrued	1.30	7.04
	Other Receivables	7.56	7.56
	Less :- Provision for Doubtful Recovery	-7.56	0.00
	Total	1.30	14.60

9	Other Current Assets	31st March 2021	31st March 2020
	Balance With Statutory Authorities	19.80	19.80
	Less : Provision	19.80	19.80
	Total	-	-

10	Equity Share Capital:	31st March 2021	31st March 2020
	Particulars		
	Authorised Shares:		
	100000 Equity Shares of Rs.10/- Each	10.00	10.00
	Total	10.00	10.00
	Issued, Subscribed And Fully Paid-Up:		
	100000 Equity Shares of Rs. 10/- Each	10.00	10.00
	Total	10.00	10.00

a) Reconciliation of the Shares at the beginning and at the end of the reporting period

Particulars	31st March 2021	31st March 2021	31st March 2020	31st March 2020
	No.	Rs. In lacs	No.	Rs. In lacs
At the beginning of the year	1,00,000	10.00	1,00,000	10.00
Issued during the year	-	-	-	-
Bought back during the year	-	-	-	-
Outstanding at the end of the year	1,00,000	10.00	1,00,000	10.00

b) Terms/Rights attached to equity shares

The company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividends in Indian Rupees.

c) Details of shareholders holding more than 5 % shares in the Company

Equity Shares Capital	31st March 2021	31st March 2021	31st March 2020	31st March 2020
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Peninsula Holding and Investment Pvt. Ltd.	85,000	85%	85,000	85%
Clover Holdings & Trading Pvt. Ltd.	15,000	15%	15,000	15%



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Notes to the Financial Statements for the Year ended 31st March, 2021

(All amounts in Indian rupees in lakhs unless otherwise stated)

11	Retained earnings	31st March 2021	31st March 2020
	<u>Retained earnings</u>		
	Opening Balance	-2,187.04	-1,035.52
	(+) Net Profit/(Net Loss) For the year	-450.75	(1,151.52)
	Closing Balance	-2,637.79	(2,187.04)
	Total	(2,637.79)	(2,187.04)
12	Deemed Equity	31st March 2021	31st March 2020
	Equity Component of compound financial Instruments	2,869.60	2,869.60
	Total	2,869.60	2,869.60
13	Non - Current Borrowing	31st March 2021	31st March 2020
	<u>Unsecured Borrowings</u>		
	2% Non Cumulative participating preference shares of Rs 100 each	13.67	13.67
	- Preference Shares are redeemable on the Earlier of The Company shall be entitled to redeem the preference share at any time upto 30th March, 2022		
	<u>Bonds/debentures</u>		
	Issue of 99,76,330 (Previous Year 99,76,330) 0% Redeemable Optionally Fully Convertible Debentures of Rs. 0.37 (P.Y.Rs 0.50)	36.91	49.88
	Each (Out of which 8479880.50 (P.Y. 8479880.50) Debentures issued to Controlling Entity)		
	-Debentures are redeemable i The Company shall be entitled to redeem the debentures at any time upto 30th March, 2022		
		50.58	63.55
	Less current maturity of long term debt (Refer Note No. 16)	(50.58)	(63.55)
	Total	-	-
14	Borrowings (Current)	31st March 2021	31st March 2020
	<u>Unsecured</u>		
	Loans From Others		
	Peninsula Land Limited - Ultimate Parent Company	-	0.56
	Terms :-		
	Repayable on Demand and Interest Free		
	Total	-	0.56
15	Trade Payables	31st March 2021	31st March 2020
	Micro and Small Enterprises	46.01	31.59
	Others	690.42	742.95
	Total	736.44	774.54

Details of dues to Micro and Small Enterprises as defined under the MSMED Act, 2006

The Micro, Small and Medium Enterprises Development Act, 2006

Company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises Development Act 2006 as well as they have filed required memorandum with the prescribed authorities.

Based on the confirmation received(if any) the detail of outstanding are as under:

Particulars	31st March 2021	31st March 2020
The principal amount remaining unpaid at the end of the year	46.01	31.59
The interest amount remaining unpaid at the end of the year	-	-
The amount of interest paid by the buyer in terms of Section 16 of the MSMED Act 2006 along with the amount of the payment made to the supplier beyond the appointed day during the year	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year but without adding the interest specified under the MSMED Act, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under Section 23 of the MSMED Act 2006	-	-



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(All amounts in Indian rupees in lakhs unless otherwise stated)

16	Financial Liabilities -Other	31st March 2021	31st March 2020
	Current maturity of long term debt (refer note no. 13)	50.58	63.55
	Ashok Meadows Project- Corpus fund	147.69	372.69
	Total	198.27	436.24
17	Other Current Liabilities	31st March 2021	31st March 2020
	Statutory Liabilities	11.21	75.82
	Total	11.21	75.82
18	Revenue from Operations	31st March 2021	31st March 2020
	Realty Sales	579.09	1,354.68
	Rental Income	0.00	2.56
	Total	579.09	1,357.24
19	Other Income	31st March 2021	31st March 2020
	Flat Cancellation Income	-	12.05
	Inerest On Income Tax refund	4.62	-
	Interest Income	3.05	36.35
	Miscellaneous Income	16.73	2.93
	Total	24.40	51.33
20	Finance Costs	31st March 2021	31st March 2020
	Premium Paid on Debentures	870.56	752.03
	Total	870.56	752.03
21	Other Expenses	31st March 2021	31st March 2020
	Remuneration to Auditors		
	Audit fees	1.85	1.85
		1.85	1.85
	Bank Charges	0.01	0.19
	Professional Fees	1.64	15.07
	Interest on TDS	6.98	0.00
	Interest on Service Tax	0.01	5.82
	Miscellaneous Expenses	0.04	0.86
	Printing & Stationery	0.08	0.07
	Conveyance Expenses	0.00	0.13
	Domestic Travelling	0.00	0.19
	Total	10.60	24.19



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22	The details of cost of realty sales and work in progress (Realty stock) are as under	31st March 2021	31st March 2020
	Realty costs incurred during the period		
	Development and allocated expenses	-	-
	Finance and other borrowing costs	-	-
	Statutory fees	-	-
	Total realty cost for the year (A)	-	-
	Opening Inventories		
	Stock of Raw material		
	Work in progress (i)	849.12	2,502.56
	Closing Inventories		
	Stock of Raw material		
	Work in progress	680.95	849.12
	Sub-total (ii)	680.95	849.12
	(Increased) /Decreased in inventories B=(i-ii)	168.17	1,653.44
	Cost of realty sales(A+B)	168.17	1,653.44
23	Earnings per share ('EPS')	31st March 2021	31st March 2020
	Profit After Tax (Rs. In Lacs)	(450.75)	(1,151.52)
	Weighted Average Number of Shares (Nos.)	1,00,000	1,00,000
	Basic & Diluted Earning Per Share (In Rs.)	(450.75)	(1,151.52)

24 Financial Instruments - Fair Values and Risk Management

(Rs in Lakhs)

31-Mar-20	Carrying Amount				Fair Value			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets								
Trade receivables	-	-	336.31	336.31	-	-	-	-
Cash and cash equivalents	-	-	684.26	684.26	-	-	-	-
Other Bank Balances	-	-	10.38	10.38	-	-	-	-
Others Financial Assets	-	-	14.60	14.60	-	-	-	-
Total	-	-	1,045.54	1,045.54	-	-	-	-
Financial Liabilities								
Short Term Borrowings	-	-	0.56	0.56	-	-	-	-
Trade Payables	-	-	774.54	774.54	-	-	-	-
Other Financial Liabilities	-	-	436.24	436.24	-	-	436.24	436.24
Total	-	-	1,211.34	1,211.34	-	-	436.24	436.24

31-Mar-21	Carrying Amount				Fair Value			
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets								
Trade receivables	-	-	302.51	302.51	-	-	-	-
Cash and cash equivalents	-	-	186.04	186.04	-	-	-	-
Other Bank Balances	-	-	10.38	10.38	-	-	-	-
Others Financial Assets	-	-	1.30	1.30	-	-	-	-
Total	-	-	500.23	500.23	-	-	-	-
Financial Liabilities								
Current Borrowings	-	-	-	-	-	-	-	-
Trade Payables	-	-	736.43	736.43	-	-	-	-
Other Financial Liabilities	-	-	198.27	198.27	-	-	198.27	198.27
Total	-	-	934.70	934.70	-	-	198.27	198.27



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B Measurement of Fair Values

Valuation techniques and significant unobservable inputs

The valuation techniques used in measuring Level 3 fair values, as well as the significant unobservable inputs used are given below.

i Long Term Loans and Advances

a Valuation Technique

Discounted cash flow technique. The valuation model considers the present value of expected payment, discounted using a risk adjusted discount rate. The expected payment is determined by considering the possible scenarios of forecast revenue and EBITDA, the amount to be paid under each scenario and the probability of each scenario.

b Significant Observable Inputs

Risk adjusted discount rate- 12% (31 March 2021)

c Inter-relationship between significant unobservable inputs and fair value measurement

The estimated fair value would increase (decrease) if risk adjusted discount rate were lower (higher).

ii Non Current Investment

Discounted cash flow technique. The valuation model considers the present value of expected payment, discounted using a risk adjusted discount rate. The expected payment is determined by considering the possible scenarios of forecast revenue and EBITDA, the amount to be paid under each scenario and the probability of each scenario.

a

b Significant Observable Inputs

Risk adjusted discount rate- 12% (31 March 2021)

Expected sales growth - 5% (31 March 2021)

c Inter-relationship between significant unobservable inputs and fair value measurement

The estimated fair value would increase (decrease) if

- risk adjusted discount rate were lower (higher)

- expected sales growth were higher (lower)

C Financial Risk Management

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

- Credit risk ;
- Liquidity risk ; and
- Market risk

a Risk Management Framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee reports regularly to the Board of Directors on its activities.

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



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b Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, loans and investment in debt securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

The carrying amount of following financial assets represents the maximum credit exposure:

i Trade and other receivables and Long term loans and advances

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore, substantially eliminating the Group's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

ii Impairment

Upto March 31, 2021, we had impaired Inventories of Rs 469.97 Lacs

iii Cash and Cash Equivalents

The Company held cash and cash equivalents of Rs. 186.04 lakh at March 31, 2021 (March 31, 2020: Rs. 684.26 lakh). The cash and cash equivalents are held with bank.

c Liquidity Risk

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

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

i Exposure to Liquidity Risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

Rs in Lacs

31-Mar-20	Carrying Amount	Total	Within 12 month	1-2 Year	2-5 Years	More than 5 Years
Current Borrowing	0.56	0.56	0.56			
Trade Payables	774.54	774.54	774.54	-	-	-
Other Financial Liabilities	436.24	436.24	436.24	-	-	-

31-Mar-21	Carrying Amount	Total	Within 12 month	1-2 Year	2-5 Years	More than 5 Years
Current Borrowing	-	-	-			
Trade Payables	736.43	736.43	736.43	-	-	-
Other Financial Liabilities	198.27	198.27	198.27	-	-	-



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ii Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices and will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. The Company is exposed to market risk primarily related to interest rate risk and the market value of the

iii Interest Rate Risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Exposure to interest rate risk

Company's interest rate risk arises from borrowings. Borrowings issued at fixed rates exposes to fair value interest rate risk. The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows.

	31st Mar 2021	(Rs. in Lacs) 31st Mar 2020
Fixed rate Instruments		
Financial Assets		
Fixed Deposit	10.38	216.37
Variable Rate Instruments		
Financial Assets	-	-
Financial Liabilities		
Term loans from Financial Institutions	-	-
Short Term Borrowing	-	-

25 Segment reporting

Based on the "Management Approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business, the segments in which the Company operates. The Company is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence disclosure of segment-wise information is not required and accordingly not provided.

26 Contingent liabilities and capital commitments

Contingent liabilities

Bank guarantee issued to Pollution control board Rs.7 lacs (P.Y. Rs.7 lacs)

Capital commitments

There are no Capital commitments as at 31st March 2021 and 31st March 2020.

27 Details of dues to micro and small enterprises as defined under the MSMED Act, 2006

Company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises Development Act 2006 as well as they have filed required memorandum with the prescribed authorities. Out of the letters sent to the parties, some confirmations have been received till the date of finalisation of Balance Sheet. Based on the confirmations received, outstanding amounts payable to supplier covered MSMED Act, 2006 are given below:

	(Rs. in Lacs)
Particulars	
	As at 31st Mar 2021
	As at 31st Mar 2020
The principal amount remaining unpaid at the end of the year	46.01
The interest amount remaining unpaid at the end of the year	31.59
The Interest amount paid in terms of Section 16 of MSMED Act, 2006	-
The balance of MSMED parties as at year end	46.01
	31.59



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28 Related party transactions

I Names of the related parties and related party relationships

- a Joint ventures 1
Peninsula Land Limited
- b Joint ventures 2
Clover Realty and Infrastructure Private Limited

II Related party transactions

Transactions	31-Mar-21	31-Mar-20
Joint ventures 1		
Loan Received	-	0.56
Loan Repaid	0.56	-
Debenture Premium Paid	739.97	639.23
Joint ventures 2		
Debenture Premium paid	130.58	112.81
Outstanding balance		
Joint ventures 1		
Loan Balance	-	0.56
Joint ventures 1		
Redeemable Optionally Fully Convertible Debentures	31.38	42.40
Joint ventures 2		
Redeemable Optionally Fully Convertible Debentures	5.54	7.48

29 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents.

The Company's adjusted net debt to equity ratio is as follows.

Particular	As at 31st March 2021	As at 31st March 2020
Total Debt	50.58	63.55
Less : Cash and cash equivalent	186.04	684.26
Adjusted Net Debt	(135.46)	(620.71)
Total Equity	241.81	692.56
Less : Hedging reserve	-	-
Adjusted Equity	241.81	692.56
Adjusted Net Debt to Adjusted Equity Ratio	(0.56)	(0.90)

30 Disclosures under Ind AS 115 Revenue from Contracts with Customers

30.1 Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

Particulars	As at 31st March 2021
Timing of transfer of goods or services	
Revenue from goods or services transferred to customers at a point in time	-
Revenue from goods or services transferred over time	579.09
Particulars	As at 31st March 2020
Timing of transfer of goods or services	
Revenue from goods or services transferred to customers at a point in time	-
Revenue from goods or services transferred over time	1,357.24



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30.2 Contract balances and performance obligations

Particulars	As at 31st March 2021
Trade receivables	302.51
Contract liabilities *	-
* Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers/ landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of the agreements executed with customers and the applicable laws and regulations.	
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	-
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	-
** The entity expects to satisfy the said performance obligations as explained in note 2.2(m) when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at March 31, 2021.	

Particulars	As at 31st March 2020
Trade receivables	336.31
Contract liabilities *	-
* Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers/ landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of the agreements executed with customers and the applicable laws and regulations.	
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	-
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	-
** The entity expects to satisfy the said performance obligations as explained in note 2.2(m) when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at March 31, 2020.	

30.3 Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price

Particulars	As at 31st March 2021
Revenue as per contracted price	579.09
Adjustments	-
Discount	-
Revenue from contract with customers	579.09

Particulars	As at 31st March 2020
Revenue as per contracted price	1,357.24
Adjustments	-
Discount	-
Revenue from contract with customers	1,357.24



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31 Tax Expenses

a) Amount recognised in Profit and Loss

Particular	As at 31st March 2021	As at 31st March 2020
Current Income Tax	-	-
Income Tax for Earlier Year	5.68	(78.35)
Deferred Tax Expenses	(3.21)	206.35
Tax Expense/(benefit) for the year	2.47	128.00

b) Reconciliation of effective tax rate

Particular	As at 31st March 2021	As at 31st March 2020
Accounting Profit/(loss) Before Tax	(448.28)	(1,023.52)
Tax using domestic tax rate (C.Y. 25.17% and P.Y. 25.17%)	(112.83)	(257.62)
Tax effect of:		
Adjustment in respect of current tax of previous years	5.68	(78.35)
Disallowance Items under the Income Tax	-	-
Deferred tax Asset not created on carried forward business losses	112.83	257.62
Reversal of MAT	-	271.20
Deferred Tax on Notional Interest on Debentures	(3.21)	(64.43)
Deferred Tax on Fixed Assets	-	(0.43)
Tax Expense/(benefit) for the year	2.47	128.00

c) Major components of deferred tax Assets (liabilities) and movements

Particular	As at 31st March 2021	As at 31st March 2020
Unabsorbed depreciation		
Opening Balance	(0.29)	(0.72)
Recognised in Profit & Loss Account	-	(0.43)
Closing Balance	(0.29)	(0.29)
Deferred Tax on Notional Interest on Debentures		
Opening Balance	(26.62)	(91.04)
Recognised in Profit & Loss Account	(3.21)	(64.43)
Closing Balance	(23.41)	(26.62)
MAT Credit	-	-
Net Deferred tax Assets (Liability)	(23.69)	(26.90)

32 In the opinion of the directors, current assets, have the value at which they are stated in the balance sheet, if realized in the ordinary course of business. Sundry debtors /creditors are subject to confirmation.

33 Note on Covid 19

The Company has considered internal and external sources of information, economic forecasts and industry reports, up to the date of approval of the financial statements, in determining the impact of COVID 19 pandemic on various elements of its business operations and financial statements. The Company has used the principles of prudence in applying judgements, estimates and assumptions and based on the current estimates, the Company expects to recover the carrying amount of its current and non current assets. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these financial statements depending on how long the pandemic lasts and time period taken for the economic activities to return to normalcy.

For M H S & Associates

Chartered Accountants

ICAI Firm Reg. No.: 141079W

Mayur H. Shah

Mayur H. Shah

Partner

Membership No.: 147928

UDIN : 21147928AAAABR5050

Place: Mumbai

Dated :- May 31, 2021.



Dinesh Jain

Dinesh Jain

Director

DIN: 00059913

Mumbai

Dated :- May 31, 2021.

Vipin Mittal

Vipin Mittal

Director

DIN No. : 08785902

