

# BHISHMA REALTY LIMITED

## 27TH ANNUAL REPORT 2022-23

A THACKERSEY GROUP COMPANY



**DIRECTORS**

RAOUL THACKERSEY  
*Chairman & Managing Director*

TANYA THACKERSEY  
*Joint Managing Director*

SUDHIR THACKERSEY  
*Director*

SUJAL SHAH  
*Independent Director*

BHAVESH PANJUANI  
*Independent Director*

VISHWADHARA DAHANUKAR  
*Additional Director in category of  
Independent Director w.e.f. 01-05-2023*

AMBRISH GANDHI  
*Additional Director in category of  
Independent Director w.e.f. 01-05-2023*

**SOLICITORS**

BILAWALA & COMPANY

**AUDITORS:****STATUTORY AUDITOR**

ZADN & ASSOCIATES  
Chartered Accountants

**INTERNAL AUDITOR**

CNK & ASSOCIATES LLP  
Chartered Accountants

**BANKERS**

HDFC BANK LIMITED  
BANK OF BARODA

**REGISTERED OFFICE**

SIR VITHALDAS CHAMBERS,  
16, MUMBAI SAMACHAR MARG,  
MUMBAI – 400 001.

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**27<sup>th</sup> ANNUAL GENERAL MEETING ON TUESDAY, 12<sup>TH</sup> SEPTEMBER 2023 AT 11.00A.M. AT "SIR VITHALDAS CHAMBERS, 6<sup>th</sup> FLOOR, 16, MUMBAI SAMACHAR MARG, MUMBAI – 400 001."**

**SHAREHOLDERS ARE REQUESTED TO BRING THEIR COPIES OF THE ANNUAL REPORT ALONG WITH THEM AT THE ANNUAL GENERAL MEETING.**

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**NOTICE**

Notice is hereby given that the **TWENTY SEVENTH** Annual General Meeting of the Members of Bhisma Realty Limited will be held on Tuesday, 12<sup>th</sup> September 2023 at 11.00 A.M. at “Sir Vitaldas Chambers”, 6<sup>th</sup> Floor, 16, Mumbai Samachar Marg, Mumbai – 400 001, to transact the following business:

**ORDINARY BUSINESS**

1. To receive, consider and adopt:
  - a. The Standalone Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2023 together with the Reports of the Board of Directors and Auditors thereon.
  - b. The Consolidated Audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2023, together with the Report of the Auditors thereon.
2. To declare a dividend on Equity shares for the financial year ended 31<sup>st</sup> March 2023.
3. To appoint a Director in place of Mr. Raoul Thackersey (DIN: 00332211), who retires by rotation and being eligible, offers himself for re-appointment.

**SPECIAL BUSINESS**

4. To consider and, if thought fit, to pass with or without modification(s), the following resolution as an **Ordinary Resolution**: -

**“RESOLVED THAT** pursuant to the provisions of Sections 196, 197 and any other applicable provisions of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification or re-enactment(s) thereof, for the time being in force) (‘the Act’), read with Section II of Part II of Schedule V of the Companies Act, 2013 consent of the members be and is hereby accorded to the re-appointment of Mr. Raoul Thackersey as Managing Director of the Company for a further period of Five years from 1<sup>st</sup> April, 2023 to 31<sup>st</sup> March, 2028 on the terms and conditions mentioned herein below with a liberty to the Board of Directors (including any committee of the Board) to alter, vary or modify the terms and conditions of the re-appointment in such manner as may be required and agreed to by the Board and Mr. Raoul Thackersey .

1. Period of re-appointment: 5 years from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028.
2. Duties and powers: Mr. Raoul Thackersey shall devote his time and attention to the business of the Company and carry out such duties as may be entrusted to him by the Board from time to time and exercise such powers as may be assigned to him subject to superintendence, control, and direction of the Board of Directors of the Company.
3. Remuneration: The remuneration to Mr. Raoul Thackersey during his tenure as Managing Director of the Company is as follows:

**A. Salary:**

Salary of upto Rs. 84,00,000/- per annum within the limit specified under section 197, 198, of the Companies Act, 2013 and the overall ceiling laid down under Para (A) of Section II of Schedule V of the Companies Act, 2013 and subsequent modifications/ amendment thereto. The Salary shall be subject to increments as per policy of the Company.

**B. Commission:**

Commission on the net profits of the Company computed in the manner and subject to the ceiling laid down under Section 197 of the Companies Act, 2013 to be due and payable after adoption of the accounts by Shareholders.

**C. Perquisites:**

- 1) Perquisites such as furnished accommodation or house rent allowance, provision of gas, electricity, water, furnishings, and maintenance in respect of such accommodation, medical re-imburement for self and family, club fees, leave benefits, leave travel concessions for self and family, personal accident insurance and such other perquisites and allowances and on such terms and conditions as the Board of Directors may in its absolute discretion determine from time to time.
- 2) Company's contribution to Provident Fund and Superannuation Fund, if applicable shall not be included in the Computation of the ceiling on perquisites to the extent these either singly or put together are not taxable under the Income Tax Act as applicable from time to time. Gratuity payable shall not exceed half a month's salary for each completed year of service. Such gratuity and the encashment of leave at the end of the tenure shall not be included in the Computation of the ceiling on perquisites.

Expenses incurred for travelling, boarding, and lodging for business trips, and medical assistance, if any, provided to him and provision of car primarily for use of the Company's business and telephone expenses at residence shall be reimbursed at actual and not considered as perquisites.

**D. Minimum Remuneration:**

In the event of loss or inadequate profits during the currency of his tenure, the Managing Director shall be paid the aforesaid remuneration (except the commission) subject to the ceiling limit calculated on the basis of the effective capital as specified under Para (A) of Section II, Part II of schedule V to the Act read with provisos thereto.

**E. Other Conditions:**

1. Mr. Raoul Thackersey shall be liable to retire by rotation as a Director and if elected it will not be considered as a break in the office of the Managing Director of the Company.
2. Mr. Raoul Thackersey shall not be paid any sitting fees for attending the meetings of the Board of Directors or Committee thereof.
3. Mr. Raoul Thackersey shall be reimbursed all expenses actually and properly incurred by him for the business of the Company.
4. The appointment may be terminated either by the Company or Mr. Raoul Thackersey, giving three months' written notice.

- 5 To consider and if thought fit, to pass with or without modification(s) the following resolution as an **Ordinary Resolution**:

“**RESOLVED THAT** pursuant to provisions of Section 196, 197, 203 and other applicable provisions of the Companies Act, 2013 (“Act”) and the rules made there under, as amended from time to time, read with Schedule V to the Act, consent of Members of the Company be and is hereby accorded to appoint Ms. Tanya Thackersey (DIN 08967193) as Joint Managing Director of the Company with effect from 1<sup>st</sup> May, 2023 for the period of 5 Years on such terms and conditions mentioned herein below, and agreed by the Board and Ms. Tanya Thackersey.

1. Period of appointment: 5 years from 1<sup>st</sup> May 2023 to 30<sup>th</sup> April 2028.
2. Duties and powers: Ms. Tanya Thackersey shall devote her time and attention to the business of the Company and carry out such duties as may be entrusted to her by the Board from time to time and exercise such powers as may be assigned to her subject to superintendence, control, and direction of the Board of Directors of the Company.
3. Remuneration: The remuneration to Ms. Tanya Thackersey during her tenure as Joint Managing Director of the Company is as follows:

**A. Salary:**

Salary of Rs. 1,00,000/- per month divided into such allowances, perquisites and fringe benefits as may be permissible to the senior employees of the Company or as per prevalent corporate practice but not exceeding Rs. 12,00,000/- per annum. The same can be increased by the Board to an amount not exceeding Rs. 60,00,000/- per annum.

**B. Commission:**

Commission on the net profits of the Company computed in the manner and subject to the ceiling laid down under Section 197 of the Companies Act, 2013 to be due and payable after adoption of the accounts by Shareholders.

**C. Perquisites:**

- 1) Perquisites such as furnished accommodation or house rent allowance, provision of gas, electricity, water, furnishings, and maintenance in respect of such accommodation, medical re-imbursment for self and family, club fees, leave benefits, leave travel concessions for self and family, personal accident insurance and such other perquisites and allowances and on such terms and conditions as the Board of Directors may in its absolute discretion determine from time to time.
- 2) Company’s contribution to Provident Fund and Superannuation Fund, if applicable shall not be included in the computation of the ceiling on perquisites to the extent these either singly or put together are not taxable under the Income Tax Act as applicable from time to time. Gratuity payable shall not exceed half a month’s salary for each completed year of service. Such gratuity and the encashment of leave at the end of the tenure shall not be included in the computation of the ceiling on perquisites.
- 3) Expenses incurred for travelling, boarding, and lodging for business trips, and medical assistance, if any, provided to her and provision of car primarily for use of the Company’s business and telephone expenses at residence shall be reimbursed at actual and not considered as perquisites.

**D. Minimum Remuneration**

In the event of loss or inadequate profits during the currency of his tenure, the Joint Managing Director shall be paid the aforesaid remuneration (except the commission) subject to the ceiling limit calculated on the basis of the effective capital as specified under Para (A) of Section II, Part II of schedule V to the Companies Act, 2013 read with provisos thereto.

**E. Other Conditions:**

1. Ms. Tanya Thackersey shall be liable to retire by rotation as a Director.
  2. Ms. Tanya Thackersey shall not be paid any sitting fees for attending the meetings of the Board of Directors or Committee thereof.
  3. Ms. Tanya Thackersey shall be reimbursed all expenses actually and properly incurred by her for the business of the Company.
  4. The appointment may be terminated either by the Company or Ms. Tanya Thackersey, giving three months' written notice.
- 6 To consider and if thought fit, to pass with or without modification (s) the following resolution as an **Ordinary Resolution**: -

**"RESOLVED THAT** pursuant to the provisions of Sections 149, 150, 152 and such other applicable provisions read with Schedule IV of the Companies Act, 2013 ("Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), Ms. Vishwadhara Dahanukar (DIN 01671855), who was appointed as an Additional Director of the Company in the category of an Independent Director with effect from 1<sup>st</sup> May, 2023 in terms of Section 161 of the Act, and who holds office as such up to the date of this Annual General Meeting and having submitted declarations for her eligibility for appointment and meeting the criteria of independence as provided in Section 149(6) of the Act, be and is hereby appointed as an Independent Director of the Company, not liable to retire by rotation, for a term of three consecutive years commencing from 1<sup>st</sup> May, 2023."



- 7 To consider and if thought fit, to pass with or without modification (s) the following resolution as an **Ordinary Resolution**: --

**"RESOLVED THAT** pursuant to the provisions of Sections 149, 150, 152 and such other applicable provisions read with Schedule IV of the Companies Act, 2013 ("Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), Mr. Ambrish Gandhi (DIN 00728679), who was appointed as an Additional Director of the Company in the category of an Independent Director with effect from 1<sup>st</sup> May, 2023 in terms of Section 161 of the Act, and who holds office as such up to the date of this Annual General Meeting and having submitted declarations for his eligibility for appointment and meeting the criteria of independence as provided in Section 149(6) of the Act , be and is hereby appointed as an Independent Director of the Company, not liable to retire by rotation, for a term of three consecutive years commencing from 1<sup>st</sup> May, 2023."

By Order of the Board of Directors,

**RAOUL THACKERSEY**  
**DIN: 00332211**  
**Chairman and Managing Director**  
**Registered Office:**  
**"Sir Vithaldas Chambers,"**  
**16, Mumbai Samachar Marg,**  
**Mumbai - 400 001.**  
**CIN: U51900MH1996PLC104746**

**Place: Mumbai**  
**Date: 4<sup>th</sup> August 2023**

**NOTES FOR MEMBERS' ATTENTION:**

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON A POLL INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE A MEMBER.**
2. **THE PROXY IN ORDER TO BE EFFECTIVE SHOULD BE LODGED WITH THE COMPANY AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING. A PROXY SO APPOINTED SHALL NOT HAVE ANY RIGHT TO SPEAK AT THE MEETING. BLANK PROXY FORM IS ENCLOSED.**

**Pursuant to the provisions of section 105 of the Companies Act, 2013, a person can act as a proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than ten percent of the total paid up share capital of the Company. A member holding more than ten percent of the total Share Capital of the Company may appoint a single person as proxy, who shall not act as a proxy for any other Member.**

3. Corporate Members intending to send their Authorised Representatives to attend the meeting are requested to send to the Company a Certified Copy of the Board Resolution authorizing their Representative to attend and Vote on their behalf at the Meeting before two days of the date of the meeting.
4. A statement setting out the material facts pursuant to section 102 of the Companies Act, 2013 in respect of the special business is attached herewith.
5. Pursuant to the provisions of Section 124 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and rules made thereunder, unclaimed dividend amount of Rs. 92,000/- (₹ Ninety-Two thousand only) of the Company for the Financial year 2015-16 will be transferred to the Investor Education and Protection Fund (IEPF) established by the Central Government, pursuant to Section 125 of the Companies Act, 2013.
6. Members are requested to note that the Dividend for the financial year 2016-17, which has remained unpaid or unclaimed for seven consecutive years is due to be transferred to IEPF pursuant to Section 125 of the Companies Act, 2013 and the rules made thereunder. Shareholders are requested to verify if this dividend is claimed by them and if not, they are requested to intimate to the Company for duplicate dividend warrant/cheque.
7. Members seeking any information with regard to the accounts or any matters to be placed at the AGM, are requested to submit their question in advance 7 days before the AGM at the Company's email address i.e. [contact@bhishmarealty.com](mailto:contact@bhishmarealty.com). The same shall be taken up in AGM and replied by the Company suitably.
8. Members/Proxies and authorized signatories should bring the attendance slip duly filled in for attending the meeting.
9. In case of joint holder attending the Meeting, only such joint holder who is higher in the order of names will be entitled to vote.
10. Pursuant to Section 101 of the Companies Act, 2013 read with relevant Rules made there under, Companies can serve Annual Reports and other communications through electronic mode to those Members who have registered their e-mail addresses either

with the Company or with the Depository. Members who have not registered their e-mail addresses so far are requested to register their e-mail address so that they can receive the Annual Report and other communication from the Company electronically. Members holding shares in demat form are requested to register their e-mail address with their Depository Participant(s) only.

11. The Company has established connectivity with the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). The International Securities Identification Number (ISIN) of the Company is **INE679H01018**. The Members desirous of converting his/her physical holding into dematerialized form can avail the demat services by contacting Company or Computech Sharecap Limited the Registrar and Transfer Agents of the Company for assistance in this regard. The dematerialized mode of holding of shares will eliminate all risk associated with physical shares and will facilitate ease of portfolio management.
12. Subject to the provisions of the Act, dividend as recommended by the Board, if declared at the meeting, payment of such dividend subject to deduction of tax at source will be paid within a period of 30 days from the date of declaration to those members whose names appear on the Register of Members as of the close of the business hours on, 12<sup>th</sup> September 2023.
13. In case of Dematerialized Shares, the Company is obliged to print Bank details on the dividend warrants, as are furnished by the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) ("the Depositories") to the Company. Members holding shares in electronic form are hereby informed that bank particulars registered against their respective depository accounts will be used by the Company or its Registrar for payment of dividends. The Company or its Registrar cannot act on any request received directly from the Members holding shares in electronic form for any change of bank particulars or bank mandates. Such changes are to be advised by the members only to their Depository Participant.
14. In order to avoid incidents of fraudulent encashment of the Dividend warrants, Members holding shares in physical form are requested to intimate the RTA or the Company, under the signature of the sole/first joint holder, the following information so that the Bank Account number and name and address of the Bank can be printed on the dividend warrant, if and when issued:
  - (a) Name of the sole/first joint holder and folio number.
  - (b) Particulars of Bank Account viz:
    - (i) Name of Bank.
    - (ii) Name of branch.
    - (iii) Complete address of the Bank with pin code number.
    - (iv) Account type, whether Savings or Current.
    - (v) Bank account number allotted by the Bank
    - (vi) 9 Digits MICR No.
15. Pursuant to the Finance Act 2020, dividend income will be taxable in the hands of shareholders w.e.f. 1<sup>st</sup> April 2020 and the Company is required to deduct tax at source from dividend paid to shareholders at the prescribed rates. For the prescribed rates for various categories, the shareholders are requested to refer to the Finance Act, 2020 and amendments thereof. The shareholders are requested to update their PAN with the Company/ Computech Sharecap Limited (in case of shares held in physical mode) and with the depositories/ Depository Participants (in case of shares held in demat mode).

(A) For Resident Shareholders, who have provided PAN, tax shall be deducted at source under Section 194 of the Income Tax Act, 1961('the Act') @ 10% on the amount of dividend. If no PAN is provided, then the tax shall be deducted at source @ 20% as per Section 206AA of the Act. No tax shall be deducted on the dividend payable to a resident individual if the total dividend to be received by the resident shareholders during Financial Year 2022-23 does not exceed Rs.5,000/-. In cases where the shareholder provides Form 15G /Form 15H and provided that all the required eligibility conditions are met, no tax will be deducted at source.

(B) For Non-resident Shareholders, tax is required to be deducted in accordance with the provisions of Section 195 of the Income tax Act, 1961, at the rates in force. As per the relevant provisions of the Income tax Act, 1961, the tax shall be deducted at the rate of 20% (plus applicable surcharge and cess) on the amount of dividend payable to them. However, as per Section 90(2) of the Income tax Act, 1961, the non-resident shareholder has the option to be governed by the provisions of the Double Tax Avoidance Agreement (DTAA) between India and the country of tax residence of the shareholder if they are more beneficial to them. To avail benefit of rate of deduction of tax at source under DTAA, such non-resident shareholders will have to provide the following:

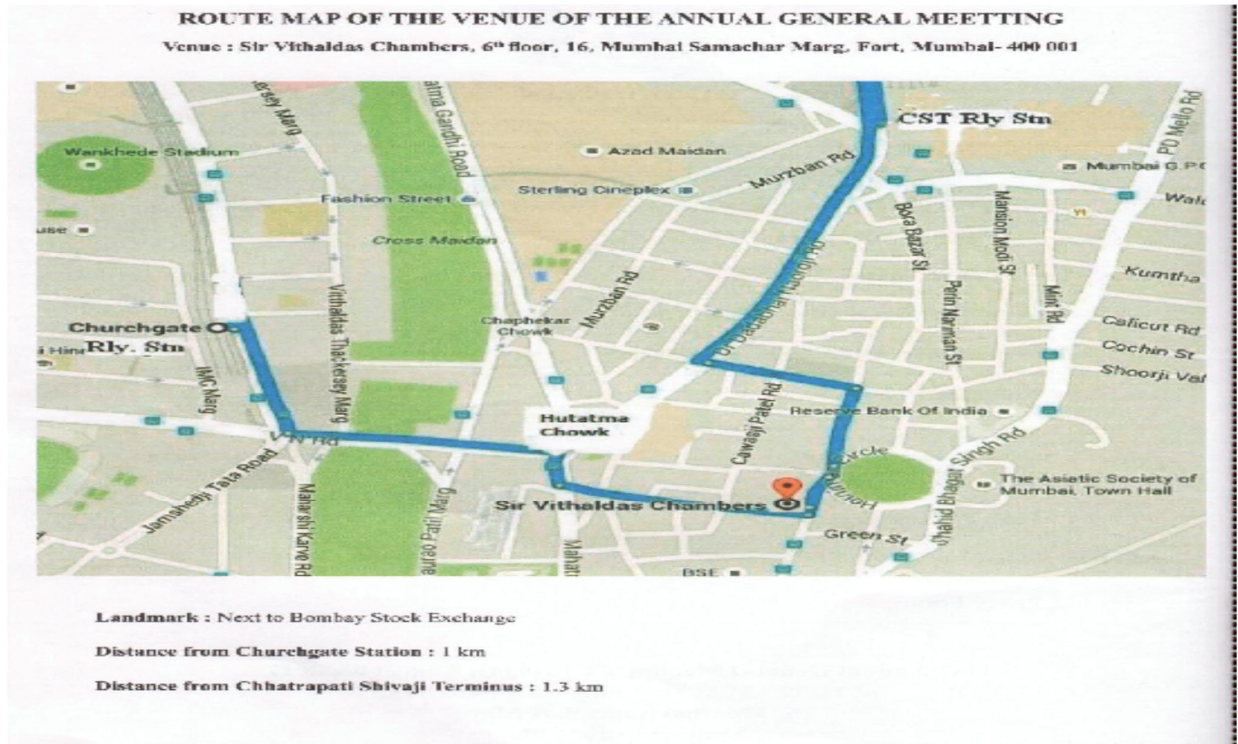
1. Self-attested copy of the PAN allotted by the Indian Income Tax authorities.
2. Tax residency certificate from the jurisdictional tax authorities confirming residential status [for the dividend declared in FY 2022-23] – TRC
3. Declaration by the non- resident in prescribed form 10F
4. Self-declaration by the non-resident shareholder as to:
  - Eligibility to claim tax treaty benefits based on the tax residential status of the shareholder, including having regard to the Principal Purpose Test (if any), introduced in the applicable tax treaty with India.
  - No Permanent Establishment / fixed base in India in accordance with the applicable tax treaty.
  - The shareholder being the beneficial owner of the dividend income to be received on the equity shares.

In order to enable us to determine the appropriate tax rate at which tax has to be deducted at source under the respective provisions of the Income Tax Act, 1961, we request you to send us the abovementioned details and documents by 5.00 PM IST on 12<sup>th</sup> September 2023.

Please note that the Company is not obligated to apply the beneficial DTAA rates at the time of tax deduction/withholding on dividend amounts. Application of beneficial DTAA Rate shall depend upon the completeness and satisfactory review by the Company of the documents submitted by non-Resident shareholders.

16. Members holding shares in physical form are requested to notify immediately of any change in their address/mandate/bank details to the Company or to the office of the Registrar & Share Transfer Agent, Computech Sharecap Limited, quoting their folio number.

17. Members are requested to note the Address of Company's Registrar & Transfer Agent as under: -  
 Computech Sharecap Limited  
 147, Mahatma Gandhi Road,  
 3<sup>rd</sup> Floor, Fort  
 Mumbai – 400001.  
 Contact no: 022 2263 5000/01
18. The Route map of the venue of the meeting is appended along with the notice pursuant to para 1.2.4 of the secretarial standard.



By Order of the Board of Directors,

**RAOUL THACKERSEY**  
 DIN: 00332211  
 Chairman and Managing Director  
 Registered Office:  
 "Sir Vithaldas Chambers,"  
 16, Mumbai Samachar Marg,  
 Mumbai - 400 001.  
 CIN: U51900MH1996PLC104746

Place: Mumbai  
 Date: 4<sup>th</sup> August 2023

**A STATEMENT SETTING OUT THE MATERIAL FACTS PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013 IN RESPECT OF THE SPECIAL BUSINESS IS ATTACHED HEREWITH THE NOTICE.**

**ITEM NO. 4**

The Nomination and Remuneration Committee at its Meeting held on 23<sup>rd</sup> February, 2023 and the Board at its Meeting held on the same day had ,subject to the Members' approval and pursuant to the provisions of Article no 174 of the Articles of Association of the Company re-appointed Mr. Raoul Thackersey as Managing Directors of the Company for a further period of 5 (five) years from 1<sup>st</sup> April, 2023 to 31<sup>st</sup> March, 2028 on the remuneration and terms and conditions of the employment recommended by the Nomination and Remuneration Committee of the Board.

The terms of appointment of the Managing Director, inter alia, provided for payment of salary with the authority to the Board or a Committee thereof to fix the salary and annual increments, based on merit and taking into account the Company's performance, incentive remuneration based on certain performance criteria, benefits, perquisites and allowances and other benefits as per the policy of the Company as may be determined by the Board from time to time.

Mr. Raoul Thackersey is responsible for the day-to-day management, subject to the direction and control of the Board of Directors. He is also responsible for performing such other duties as may from time to time be entrusted by the Board. Keeping in view of the services and extensive experience and growth it would be in the interest of the Company to re-appoint Mr. Raoul Thackersey as Managing Director of the Company.

Your Directors recommend the Resolution set out in Item No. 4 of this AGM Notice to the Members for their consideration and approval.

None of the Promoters, Directors, Key Managerial Personnel of the Company or their relative are in any way concerned or interested, financially or otherwise, in the Resolution except Mr. Raoul Thackersey with respect to his appointment as Managing Director and Mr. Sudhir Thackersey and Ms. Tanya Thackersey as relative.

**The Statement Containing Additional Information as required in Schedule V of the Act.**

**I. General Information:**

- (1) Nature of industry: The Company is engaged in the business of development and sale of real estate property.
- (2) Date or expected date of commencement of Commercial production: The Company was incorporated on 27<sup>th</sup> December, 1996 and is in business since then.
- (3) In the case of new companies, the expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus: NA.

(4) Financial performance based on given indicators-

As per audited financial results for the accounting year ended 31<sup>st</sup> March 2023

<b>Particulars</b>	<b>(₹ in lakhs)</b>
Turnover and other income	2239.38
Profit before tax as per statement of profit and loss	924.23
Reserve and surplus	8990.29

(5) Foreign Investments or Collaborates, if any: NIL

## II. INFORMATION ABOUT THE APPOINTEE

Particulars	Raoul Thackersey
Background	<p>Mr. Raoul Thackersey is a Commerce Graduate from Bombay University. He was appointed as the Director of the Company on 08.09.2004. Mr. Raoul Thackersey was actively involved in the setting up and controlling the realty business of the Company. He has rich experience in the Textile and Realty Industry.</p> <p>He is also on the Board of Capricon Realty Private Limited, Thackersey Foundation and other Private Limited Companies.</p>
Past Remuneration (Salary)	During the Financial year 2022-2023 Mr. Raoul Thackersey was paid a remuneration of ₹ 48.00 Lakhs per annum.
Recognition or awards	--
Job profile and his suitability	<p>Mr. Raoul Thackersey is responsible for the day-to-day management, subject to the direction and control of the Board of Directors. He is also responsible for performing such other duties as may from time to time be entrusted by the Board.</p> <p>The Board of Directors considers that services and extensive experience and expertise of Mr. Raoul Thackersey will be useful and beneficial to the Company in its overall development and growth.</p>
Remuneration proposed	As stated in the proposed resolution
Comparative remuneration profile with respect to industry, size of the Company, profile, and position of the person (in case of expatriates the relevant details would be with respect to the country of his origin)	Taking into consideration the size of the Company, the profile of Mr. Raoul Thackersey, the responsibilities shouldered by him and the industry benchmarks, the remuneration proposed to be paid is commensurate with the remuneration package paid to similar top/senior level appointee in other Companies.
Pecuniary relationship directly or indirectly with the Company, or relationship with the Managerial personnel, if any	The pecuniary relationship of Mr. Raoul Thackersey and his relatives, who are also managerial personnel viz. Mr. Sudhir Thackersey and Ms. Tanya Thackersey is stated in Note 39 to the accounts forming part of this Annual Report.



**III. OTHER INFORMATION:**

Reason for inadequate profit, steps taken or proposed to be taken for improvement and expected increase in productivity and profits in measurable terms:

As at 31<sup>st</sup> March, 2023 the Company has net profit before tax of ₹ 924.23 lakhs and in the coming and subsequent years, owing to the nature of the industry, if there may be inadequate profits, the company shall take necessary steps for improvement of profit.

This may be treated as an abstract of the terms of appointment and remuneration payable to Mr. Raoul Thackersey with effect from 1<sup>st</sup> April 2023.

In the event of inadequacy of profits in any year during the aforesaid tenure, Mr. Raoul Thackersey shall be paid remuneration as above as the minimum remuneration, subject to the provisions of the Companies Act, 2013 and subject to the restrictions and amendment thereto from time to time.

The resolution as set out in item no 4 of the Notice is, therefore, recommended for your approval.

None of the Directors of the Company is interested in this resolution except Mr. Sudhir Thackersey, Mr. Raoul Thackersey, and Ms. Tanya Thackersey.

**ITEM No. 5**

Ms. Tanya Thackersey was appointed on the Board of the Company on 8<sup>th</sup> August 2022 and was regularized as Director by the Members of the Company in their 26<sup>th</sup> Annual General Meeting held on 26<sup>th</sup> September 2022. Ms. Tanya Thackersey has been active in the Management of the Company.

Ms. Tanya Thackersey shall be responsible for overseeing the day-to-day operations and management of the Company and such other matters as identified by the Board from time to time. Ms. Tanya Thackersey shall devote her whole time and attention to the business of the Company. Ms. Tanya Thackersey shall exercise and perform all such powers and duties as the Board of Directors of the Company shall, from time to time, determine, and subject to the superintendence, control, direction, and restriction from time to time give and imposed by the Board and/or the Articles of Association of the Company and shall not exceed the powers so delegated by the Board.

Sitting fees: Ms. Tanya Thackersey shall not be paid sitting fees for attending the Board meetings and meetings of the Committee in which she may be nominated as a member.

The Office of the Joint Managing Director will be liable to retire by rotation. Having regard to her qualifications, experience and association with the Company, the Board of Directors considers that it will be in the interest of the Company to appoint Ms. Tanya Thackersey as the Joint Managing Director of the Company for the period of Five years from 1<sup>st</sup> May 2023 to 30<sup>th</sup> April 2028.

Your Directors recommend the Resolution set out in Item No. 5 of this AGM Notice to the Members for their consideration and approval by Special Resolution.

None of the Promoters, Directors, Key Managerial Personnel of the Company or their relative are in any way concerned or interested, financially or otherwise, in the Resolution except Ms.

Tanya Thackersey with respect to her appointment as Joint Managing Director and Mr. Raoul Thackersey and Mr. Sudhir Thackersey as relative.

**The Statement Containing Additional Information as required in Schedule V of the Act.**

**I. General Information:**

- (1) Nature of industry: The Company is engaged in the business of development and sale of real estate property.
- (2) Date or expected date of commencement of Commercial production: The Company was incorporated on 27<sup>th</sup> December 1996 and is in business since then.
- (3) In the case of new companies, the expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus: NA.
- (4) Financial performance based on given indicators-

As per audited financial results for the accounting year ended 31<sup>st</sup> March 2023

<b>Particulars</b>	<b>(₹ in lakhs)</b>
Turnover and other income	2239.38
Profit before tax as per statement of profit and loss	924.23
Reserve and surplus	8990.29

- (5) Foreign Investments or Collaborates, if any: NIL

## II. INFORMATION ABOUT THE APPOINTEE

<b>Particulars</b>	<b>Tanya Thackersey</b>
Background	<p>Ms. Tanya Thackersey is a graduate from Arts University Bournemouth, United Kingdom. She was appointed as the Director of the Company on 08.08.2022. Ms. Tanya Thackersey is actively participating in the day-to-day activities of the Company.</p> <p>She is also on the Board of Capricon Realty Private Limited, Thackersey Foundation and other Private Limited Companies.</p>
Past Remuneration (Salary)	NIL
Recognition or awards	--
Job profile and his suitability	<p>Ms. Tanya Thackersey is responsible for day-to-day management, subject to the direction and control of the Board of Directors. She is also responsible for performing such other duties as may from time to time be entrusted by the Board.</p> <p>The Board of Directors considers that keeping in view her educational background and experience and knowledge it will be useful and beneficial to the Company in its overall development and growth</p>
Remuneration proposed	As stated in the proposed resolution
Comparative remuneration profile with respect to industry, size of the Company, profile, and position of the person (in case of expatriates the relevant details would be with respect to the country of his origin)	Taking into consideration the size of the Company, the profile of Ms. Tanya Thackersey, the responsibilities shouldered by her and the industry benchmarks, the remuneration proposed to be paid is commensurate with the remuneration package paid to similar top/senior level appointee in other Companies.
Pecuniary relationship directly or indirectly with the Company, or relationship with the Managerial personnel, if any	The pecuniary relationship of Ms. Tanya Thackersey and her relatives, who are also managerial personnel viz. Mr. Raoul Thackersey and Mr. Sudhir Thackersey, is stated in Note 39 to the accounts forming part of this Annual Report.

**III. OTHER INFORMATION:**

Reason for inadequate profit, steps taken or proposed to be taken for improvement and expected increase in productivity and profits in measurable terms:

As at 31<sup>st</sup> March, 2023 the Company has net profit before tax of ₹ 924.23 lakhs and in the coming and subsequent years, owing to the nature of the industry, if there may be inadequate profits, the company shall take necessary steps for improvement of profit.

This may be treated as an abstract of the terms of appointment and remuneration payable to Ms. Tanya Thackersey with effect from 1<sup>st</sup> May 2023.

In the event of inadequacy of profits in any year during the aforesaid tenure, Ms. Tanya Thackersey shall be paid remuneration as above as the minimum remuneration, subject to the provisions of the Companies Act, 2013 and subject to the restrictions and amendment thereto from time to time.

The resolution as set out in item no 5 of the Notice is, therefore, recommended for your approval.

None of the Directors of the Company is interested in this resolution except Mr. Sudhir Thackersey, Mr. Raoul Thackersey, and Ms. Tanya Thackersey.

**ITEM NO. 6 & 7**

Ms. Vishwadhara Dahanukar (DIN 01671855) & Mr. Amrish Gandhi (DIN: 00728679) were appointed as an Additional Director of the Company in the category of an Independent Director on the Board of the Company on 1<sup>st</sup> May, 2023. In terms of Section 149, 152 and 161 of the Companies Act, 2013 ("the Act") read with the relevant Rules, they hold office as an Additional Director up to the date of ensuing Annual General Meeting.

The Company has received a declaration from Ms. Vishwadhara Dahanukar & Mr. Amrish Gandhi that they meet the criteria of independence as provided in Section 149(6) of the Act.

The Board considers that their continued association would be of immense benefit to the Company, and it is desirable to continue to avail the services of Ms. Vishwadhara Dahanukar & Mr. Amrish Gandhi as an Independent Director. Accordingly, the Board recommends the resolution to the shareholders in relation to the approval of Ms. Vishwadhara Dahanukar & Mr. Amrish Gandhi to continue to hold office as an Independent Director for a term of three years commencing from 1<sup>st</sup> May 2023 pursuant to provisions of section 149 read with schedule IV to the Act and shall not be liable to retire by rotation.

Except Ms. Vishwadhara Dahanukar & Mr. Amrish Gandhi, being an appointee, none of the Directors and Key Managerial Personnel of the Company and their respective relatives are concerned or interested, financially or otherwise, in the resolution set out at Item No. 6 & 7.

**ANNEXURE TO ITEM NOS. 6 & 7 OF THE NOTICE OF THE AGM**

Pursuant to para 1.2.5 of the Secretarial Standard 2 issued by the Institute of Company Secretaries of India the required details of the Directors proposed to be appointed/re-appointed are given herein below:

<b>Item No.</b>	<b>6</b>	<b>7</b>
Name of the Director	Ms. Vishwadhara Dahanukar (DIN 01671855).	Mr. Ambrish Gandhi (DIN: 00728679)
Age	50 years	55 Years
Date of first appointment on Board	1 <sup>st</sup> May, 2023	1 <sup>st</sup> May, 2023
Qualification & experience	Nutritionist	Masters in commerce
Other Directorships	Substantia Realty Developers LLP Substantia Capital Services LLP Heritage Agro Products Pvt Ltd Capricon realty Private Limited	Millennium Herbal Care Limited Shivpujan Barter Private Limited Trisul Tracon Pvt Limited Getos Builders Private limited
Terms and Conditions of appointment	As stated in the appointment letter	As stated in the appointment letter
Details of remunerations last drawn	Not applicable	Not applicable
Directorship in other countries	--	--
Membership / Chairmanship of Committees in other Companies.	None	None
No. of Board meeting attended during the year.	1	1
No. of Shares held	--	--

By Order of the Board of Directors,

**RAOUL THACKERSEY**  
**DIN: 00332211**  
**Chairman and Managing Director**  
**Registered Office:**  
**“Sir Vithaldas Chambers,”**  
**16, Mumbai Samachar Marg,**  
**Mumbai - 400 001.**  
**CIN: U51900MH1996PLC104746**

**Place: Mumbai**  
**Date: 4<sup>th</sup> August 2023**

## BOARD'S REPORT

To,  
The Members,  
**BHISHMA REALTY LIMITED**

Your Directors present their **TWENTY SEVENTH** Annual Report together with the audited financial statement for the year ended 31<sup>st</sup> March, 2023.

**1. FINANCIAL SUMMARY / OVERVIEW OF COMPANY'S PERFORMANCE****Standalone:**

(₹ in lakhs)

Particulars	2022-23	2021-22
Total Income	2239.38	864.64
Total Expenses	1315.15	210.37
Profit before Taxation	<b>924.23</b>	<b>654.27</b>
Tax Expenses	337.02	43.24
Other Comprehensive (loss)/Income	7.99	3.04
Total Comprehensive Income/Loss for the year	<b>595.20</b>	<b>614.07</b>

**Consolidated:**

(₹ in lakhs)

Particulars	2022-23	2021-22
Total Income	2239.38	864.64
Total Expenses	1315.15	210.37
Profit before Taxation	<b>924.23</b>	<b>654.27</b>
Tax Expenses	337.02	43.24
Share of profit in Associate Company	5337.51	9783.19
Other Comprehensive (loss)/Income	7.99	3.04
Total Comprehensive Income/Loss for the year	<b>5932.72</b>	<b>10397.26</b>

**2. DIVIDEND**

Your Directors are please to recommend dividend on 9892 Equity shares of ₹ 10/- each at the rate of ₹ 2000/- per equity share, aggregating ₹ 197.84 lakhs subject to deduction of tax as per Income tax Act.

**3. RESERVES AND SURPLUS**

The Company has not transferred any amount to general reserve during FY 2022-23.

**4. SHARE CAPITAL**

During the year there is no change in the share capital of the Company.

**5. OPERATIONS**

The developer has applied for OC for PPL and Partial OC for Tower A. Façade Installation and Finishing work for Tower B is under Progress. Civil work for Tower C is going on and has reached up to 49th Residential Floor.

**6. CHANGE IN THE NATURE OF BUSINESS**

There were no material changes with regard to the nature of business of the Company.

**7. MATERIAL CHANGES AND COMMITMENTS, IF ANY AFFECTING THE FINANCIAL POSITION OF THE COMPANY, WHICH HAVE OCCURRED BETWEEN THE FINANCIAL YEAR END OF THE COMPANY TO WHICH FINANCIAL RESULTS RELATES AND THE DATE OF THE REPORT.**

There were no material changes and commitments, affecting the financial position of the Company, which have occurred between the end of the financial year of the Company to which the balance sheet relates to, and the date of the report.

**8. PUBLIC DEPOSITS**

Your Company has not accepted any deposits within the meaning of sections 73 and 76 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

**9. DETAILS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES**

Details of an Associate company of the Company are as follows: -

No.	Name of the Company	% of Shareholding	No. Equity Shares held
1.	Capricon Realty Private Limited	31.13	2,801

**10. REPORT ON PERFORMANCE OF SUBSIDIARIES, ASSOCIATE COMPANIES & JOINT VENTURE**

The Company has one associate company.

In accordance with Section 129(3) of the Companies Act, 2013, your Company has prepared consolidated financial statements of the Company and its Associates Company, which form part of the Annual Report.

A statement in Form AOC-1 of Associate Company as prescribed under section 129(3) of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules, 2014, is annexed and is forming part of the Annual Report.

**11. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS**

Details of loans, guarantees and investments covered under the provisions of section 186 of the Companies Act, 2013 are given in Note Nos. 5,8,12 & 44 of the Notes to the financial statements.

The said note should be treated as forming part of this report.

**12. STATEMENT SHOWING THE DETAILS OF EMPLOYEES OF THE COMPANY PURSUANT TO SECTION 197(12) OF THE COMPANIES ACT, 2013 READ WITH RULE 5(2) OF THE COMPANIES (APPOINTMENT & REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014**

During the year under review, there were no employees other than Managing Director and Joint Managing Director covered under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, the details of which are disclosed under Note No. 39 of the Notes to the Financial Statements.

**13. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO**

In view of the nature of activities which are being carried on by the Company, provisions regarding conservation of energy and technology absorption read with Section 134 (3) (m) of the Companies Act, 2013 and Rule 8(3) of the Companies (Accounts) Rules, 2014 are not applicable.

Details of Foreign exchange earnings and outgo during the Financial Year

Foreign exchange earnings: NIL  
Foreign exchange outgo: ₹ 2.84 Lakhs.

**14. MEETINGS****I. BOARD OF DIRECTORS (“BOD”)**

The Board of Directors of your Company met 4 times during the financial year 2022-23. The meetings were held on 24<sup>th</sup> June 2022, 8<sup>th</sup> August 2022, 17<sup>th</sup> November 2022, and 23<sup>rd</sup> February 2023. The proceedings were properly recorded and signed in the minutes book maintained for the purpose. The maximum gap between any two meetings was less than 120 days.

The attendance of the directors at these Meetings is as under:

**II. ANNUAL GENERAL MEETING (“AGM”)**

During the financial year 2022-23, the Annual General Meeting of the members of the Company was held on 26<sup>th</sup> September 2022.

**III. NOMINATION & REMUNERATION COMMITTEE (“NRC”)**

The NRC was constituted pursuant to the provisions of section 178 of the Companies Act, 2013 which was re-constituted after the cessation of Mr. Krishnadas D. Vora as a Director. It comprises of Mr. Sujal Shah, and Mr. Bhavesh Panjuani-Non-executive Independent Directors and Mr. Sudhir Thackersey, Promoter and Non-Executive Director. The Meetings were held on 8<sup>th</sup> August 2022 and 23<sup>rd</sup> February 2023. The Proceedings were properly recorded and signed in the minutes book maintained for the purpose.



**IV. AUDIT COMMITTEE (“AC”)**

The Audit Committee of Directors was constituted pursuant to the provisions of section 177 of the Companies Act, 2013 and it comprises of Mr. Sujal Shah, Non-executive Independent Director, Mr. Bhavesh Panjuani, Non-executive Independent Director and Mr. Raoul Thackersey, Promoter and Managing Director. The meetings were held on 8<sup>th</sup> August 2022 and 23<sup>rd</sup> February 2023. The proceedings were properly recorded and signed in the minutes book maintained for the purpose.

**V. CORPORATE SOCIAL RESPONSIBILITY (“CSR”) POLICY**

The brief outline of the CSR initiatives undertaken by the Company on CSR activities during the year are set out in **Annexure I** of this report and forms part of this report. CSR Policy as recommended by the CSR Committee and approved by the Board of Directors is available on the website of the Company i.e., [www.bhishmarealty.com](http://www.bhishmarealty.com).

The CSR Committee was dissolved as per relaxation granted under the Companies (Amendment) Act, 2020 effective 22<sup>nd</sup> January 2021.

**VI. STAKEHOLDER RELATIONSHIP COMMITTEE (“SRC”)**

The SRC was constituted voluntarily. The Committee was re-constituted after the cessation of Mr. Krishnadas D. Vora as a Director. It comprises of Mr. Raoul Thackersey, Sudhir Thackersey, Promoters and Directors and Mr. Bhavesh Panjuani, Non-executive Independent Director. The meetings were held on 22<sup>nd</sup> August 2022 and 12<sup>th</sup> September 2022. The proceedings were properly recorded and signed in the minutes book maintained for the purpose.

**15. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY**

Your Company has in place adequate internal financial controls with reference to financial statements. Based on the framework of internal financial controls and compliance system maintained by the Company, audit carried out by Internal and Statutory auditors, audit of internal financial controls over financial reporting by Statutory Auditors and review performed by the management, the board is of the opinion that the Company's internal financial controls were adequate and effective during the year 2022-23.

**16. DIRECTORS**

Your Company has received declarations from all the Independent Directors of the Company confirming that they meet the criteria of independence as prescribed under sub-section (6) of section 149 of the Companies Act, 2013.

In accordance with the Articles 170 of the Articles of Association of the Company and provisions of section 152 (6)(a) and (c) of the Companies Act 2013, Mr. Raoul Thackersey, retires by rotation at the ensuing Annual General Meeting and being eligible, offers himself for reappointment.

Mr. Sudhir Thackersey (DIN: 00060062), who is subject to retirement by rotation, was re-appointed as a Director of the Company at the Annual General Meeting held on 26<sup>th</sup> September, 2022.

Mr. Raoul Thackersey (DIN: 00332211) was re-appointed as Managing Director of the Company for a period of five years from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028 subject to approval of members.

On the recommendation of the Nomination and Remuneration Committee, Ms. Tanya Thackersey, (DIN:08967193) was appointed by the Board as Joint Managing Director of the Company with effect from 1<sup>st</sup> May 2023 for a period of five years subject to approval by the members.

Mrs. Vishwadhara Dahanukar (DIN: 01671855) and Mr. Ambrish Gandhi (DIN: 00728679) were appointed as Additional Director in the category of Independent Director for the period of three years w.e.f from 1<sup>st</sup> May 2023 subject to approval of members.

### **17. STATEMENT ON DIRECTORS' RESPONSIBILITY**

In accordance with the provisions of section 134(5) of the Companies Act, 2013, your Directors confirm that:

- (a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- (b) the Directors had selected accounting policies and applied them consistently and the Directors made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at 31<sup>st</sup> March, 2023 and of the Profit of the Company for the year ended on that date;
- (c) proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (d) the annual accounts have been prepared on a going concern basis; and
- (e) Proper systems to ensure compliance with the provisions of all applicable laws have been devised and that such systems are adequate and operating effectively.

### **18. STATUTORY AUDITORS**

M/s ZADN & Associates, Chartered Accountants, Mumbai and having Firm Registration No: 112306W are the statutory auditors of the Company, who were appointed for a period of 5 years commencing from the conclusion of 23<sup>rd</sup> Annual General Meeting upto the conclusion of 28<sup>th</sup> Annual General Meeting of the Company. They have given the declaration to the effect that they continue to be eligible to hold the office of the Statutory Auditors of the Company.

### **19. AUDITORS' REPORT**

The Auditors Report to the shareholders on the accounts of the Company for the financial year ended 31<sup>st</sup> March 2023 does not contain any qualification or adverse remarks or observation.

**20. DETAILS IN RESPECT OF FRAUD REPORTED BY THE AUDITORS**

There is no fraud in the Company during the financial year ended 31<sup>st</sup> March 2023. This is also being supported by the report of the Statutory Auditors of your Company as no fraud has been reported in their audit report for the financial year ended 31<sup>st</sup> March 2023 which are neither reportable to the Central Government nor otherwise.

**21. SECRETARIAL AUDITORS**

The Board of Directors of the Company appointed M/s Dholakia & Associates LLP, Company Secretaries, as the Secretarial Auditor of the Company for the year under review.

**22. SECRETARIAL AUDITORS' REPORT**

The Secretarial Audit report for the year ended 31<sup>st</sup> March 2023 is annexed herewith marked as Annexure II and the observations by the secretarial Auditors in their Secretarial Audit Report are self-explanatory.

**23. MAINTENANCE OF COST RECORDS**

Maintenance of Cost Records as specified by the Central Government under Section 148(1) of the Companies Act, 2013 is not applicable to the Company.

**24. VIGIL MECHANISM POLICY FOR THE DIRECTORS AND EMPLOYEES**

Your Company promotes ethical behaviour in its business activities and has put in place a mechanism for reporting illegal and unethical behaviour. The Board of Directors of the Company have, pursuant to the provisions of Section 177(9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, framed "Vigil Mechanism Policy" for directors and employees of the Company to provide a mechanism which ensures adequate safeguards to employees and directors from any victimization on raising of concerns of any violations of legal or regulatory requirements, incorrect or misrepresentation of any, financial statements and reports, etc.

**25. RISK MANAGEMENT**

Pursuant to the requirement of Section 134 of the Companies Act, 2013, the Company has put in place risk management system. At present there is no identifiable risk which, in the opinion, of the Board may threaten the existence of the Company.

**26. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013**

Your Company has zero tolerance towards sexual harassment at the workplace. The Company has adopted a Policy on Prevention, Prohibition and Redressal of Sexual Harassment at Workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder.

The Company has complied with the provisions relating to the constitution of the Internal Complaints Committee as per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

There was no complaint pending at the beginning of the year and no complaint has been received during the year under review.

The Company is committed to provide a safe and conducive work environment to its employees. During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

**27. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS**

There are no significant and material orders passed by the regulators / courts which would impact the going concern status of the Company and its future operations.

**28. RELATED PARTY TRANSACTIONS**

All related party transactions attracting compliance under Section 188 of the Companies Act, 2013 are placed before the Board as well as the Audit Committee for approval. The details of related party transactions are provided in the financial statements of the Company.

**29. EXTRACT OF ANNUAL RETURN**

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Returns of the Company filed with Registrar of Companies are available on the Company's website at <https://www.bhishmarealty.com>

**30. GENERAL DISCLOSURE**

During the year under review, the Company has not issued any shares. The Company has not issued shares with differential voting rights. It has neither issued employee stock options nor sweat equity shares to employees under any scheme. There was no buyback of shares during the year under review.

There was no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the period.

**31. SECRETARIAL STANDARDS**

It is hereby confirmed that the Company has complied with the provisions of all applicable Secretarial Standards issued by the Institute of Company Secretaries of India.

**32. ACKNOWLEDGEMENT**

The Board wishes to place on record its appreciation of the significant contributions made by the employees of the Company during the year under review. The directors also wish to thank the shareholders for their support and co-operation to the Company.

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

**Place: Mumbai**

**Date: 4<sup>th</sup> August, 2023**

**RAOUL THACKERSEY**

**Chairman & Managing Director**

**DIN: 00332211**

**Address: "Sir Vithaldas Chambers",  
16, Mumbai Samachar Marg,  
Mumbai - 400 001.**

## ANNEXURE- I

ANNUAL REPORT ON CSR ACTIVITIES FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023

1. A brief outline of the Company's CSR Policy, including overview of projects or programs proposed to be undertaken and a reference to the web-link to the CSR policy and projects or programs.
2. Composition of CSR Committee: **Not Applicable.**
3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company: -  
Web link: <https://www.bhishmarealty.com>.
4. Provide the executive summary along with the web-link(s) of impact assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable: - **Not Applicable to the Company.**
5. (a) Average Net Profit of the Company as per sub-section (5) of Section 135: - **₹ 1000.75 lakhs**

Sr. no	Particulars	Net Profit as per Section 198(₹ in lakhs)	Total (₹ in lakhs)
	<b>Financial Years</b>		
1	2019-2020	8,65.14	
2	2020-2021	1,486.42	
3	2021-2022	6,54.25	
	<b>Total for three years</b>		<b>3,002.24</b>
	Average Profit for 3 years		<b>1,000.75</b>
	CSR Amount 2021-2022 (2% of the Average net profit)		<b>20.01</b>

(b) Two Percent of Average net profit of the Company as per sub-section (5) of Section 135: - **₹ 20.01 Lakhs**

(c) Surplus arising out of the CSR Projects or programmes or activities of the Previous financial year: - **NIL**

(d) Amount required to be set-off for the financial year, if any: - **NIL**

(e) Total CSR Obligation for the Financial Year [(b) +(c) + (d)]: - **₹ 20.01 Lakhs**

## 6. (a) Amount spent on CSR Projects (both Ongoing Project and Other than Ongoing Projects)

Details of CSR amount spent against **ongoing projects** for the financial year - **Not Applicable to the Company**

Details of CSR amount spent against **other than ongoing projects** for the financial year: -

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/No)	Location of the project.		Amount spent for the project (Rs.in Lakhs).	Mode of implementation - Direct (Yes/No)	Mode of implementation Through implementing agency.	
				State.	District			Name	CSR Registration number.
1	Shree Nashik Panchvati Panjrapole	Animal Welfare	yes	Maharashtra	Nashik	20.02	NO		CSR00017743
	<b>TOTAL</b>					<b>20.02</b>			

(b) Amount Spent in Administrative Overheads: - **NIL**

(c) Amount Spent on Impact Assessment, if applicable: - **Not Applicable**

(d) Total Amount Spent for the Financial Year [(a)+(b) +(c)]: - **₹ 20.02 Lakhs**

(e) CSR amount spent or unspent for the Financial Year 2022-2023: -

Total Amount Spent for the Financial Year. (Rs. In lakhs)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount.	Date of transfer.
Rs. 20.02	-	-	-	-	-

(f) Excess Amount for set off, if any:

Sl. No.	Particular	Amount (₹ in Lakhs)
(i)	Two percent of average net profit of the company as per section 135(5)	20.01
(ii)	Total amount spent for the Financial Year	20.02
(iii)	Excess amount spent for the financial year [(ii)-(i)]	0.01
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	NIL
(v)	Amount available for set off in succeeding financial years. [(iii)-(iv)]	NIL

7. Details of Unspent CSR amount for the preceding three financial years: - **Not applicable to the Company**
8. Whether any Capital assets have been created or acquired through Corporate Social Responsibility Amount Spent in the Financial Year: - **Not applicable to the Company**
9. Specify the reason(s), if the Company has failed to spend two percent of the average net profit as per sub section (5) of Section 135: - **Not applicable to the Company**

**Raoul Thackersey**  
**Chairman & Managing Director**  
 DIN: 00332211

**Tanya Thackersey**  
**Joint Managing Director**  
 DIN: 08967193

**Place: Mumbai**  
**Date: 22<sup>nd</sup> June 2023**



**ANNEXURE- II****FORM NO. MR-3****SECRETARIAL AUDIT REPORT****FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2023**

*[Issued in Pursuance to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 with modifications as deemed necessary, without changing the substance of format given in MR-3]*

**To,**  
**The Members,**  
**Bhishma Realty Limited**  
"Sir Vithaldas Chambers,"  
16 Mumbai Samachar Marg,  
Mumbai- 400001.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Bhishma Realty Limited (CIN U51900MH1996PLC104746)** (hereinafter called "the Company") for the financial year ended 31<sup>st</sup> March, 2023. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

**A.** In expressing our opinion, it must be noted that-

- i. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
- ii. We have followed the audit practices and processes as were appropriate to obtain reasonable assurances about the correctness of the contents of the secretarial records. The verification was done on a test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis of our opinion.
- iii. We have not verified the correctness and appropriateness of the financial statements of the Company.
- iv. Wherever required, we have obtained the management representation pertaining to compliance of laws, rules and regulations and happening of events etc.
- v. The compliance with the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedures on a test basis.
- vi. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

- B.** Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and made available to us and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on 31<sup>st</sup> March, 2023 complied with the statutory provisions listed hereunder and also that the Company has proper Board-process (duly evolved) and compliance-mechanism in place to the extent in the manner and subject to the reporting made hereinafter:
- C.** We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31<sup>st</sup> March, 2023 according to the provisions of:
- I. The Companies Act, 2013 ('the Act') and the rules made thereunder;
  - II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
  - III. The Depositories Act, 1996 and the Regulations and Bye-Laws framed thereunder to the extent of facilitating the shareholders to convert their physical shares in dematerialized form;
  - IV. Since the Company has not received any Foreign Direct Investment or made any Overseas Direct Investment or availed External Commercial Borrowing, the provisions of Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent applicable to Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings are not relevant for the purpose of audit;
  - V. None of the Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') are applicable to the Company except The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with clients;
  - VI. And the Company being in the business of real estate development and sale of property, the Special Act as applicable to it is the Maharashtra Real Estate (Regulation and Development) Act, 2016 and the rules notified thereunder.
- D.** We have also examined compliance with the Secretarial Standards in respect of Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by the Institute of Company Secretaries of India and the same have been generally complied with by the Company.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above except the following:

- (i) *The Company has filed an application to Central Government for condonation of delay pursuant to Section 87 of the Companies Act, 2013 for non-filing of modification of charges with respect to its borrowing facilities in favour of a lender with Registrar of Companies, Maharashtra, Mumbai. The application is in process on the date of signing this Report.*
- (ii) *The Company is in the process of filing Form PAS-6 for providing report on Reconciliation of Share Capital Audit on half yearly basis.*

(iii) *The Company is in the process to transfer the shares where the dividend has not been claimed or remained unpaid for seven consecutive years or more to the Investor Education and Protection Fund and subsequently filing of Form IEPF-4 with respect to statement of shares transferred to the Investor Education and Protection Fund.*

**E.** We further report that--

- I. The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Companies Act, 2013.
- II. Adequate notice is generally given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent well in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- III. Majority decision is carried through and there was no instance of any director expressing any dissenting views.

**F.** We further report that there are reasonable systems and processes in the company commensurate with the size and operations to monitor and ensure compliance with applicable laws, rules, regulations and guidelines, however; the same needs to be strengthened.

**G.** We further report that during the audit period none of the following events has taken place:

- I. Public/ Preferential Issue of Shares/Debentures/Sweat equity etc.
- II. Redemption/buy-back of securities.
- III. Major decisions taken by the members in pursuance to Section 180 of the Companies Act, 2013.
- IV. Merger/Amalgamation/Reconstruction, etc.
- V. Foreign Technical Collaboration.

**For DHOLAKIA & ASSOCIATES LLP  
(Company Secretaries)**

**ICSI Unique Code: P2014MH034700  
Peer Review Certificate No: 2404/2022  
Place: Mumbai**

**Date: August 4, 2023  
UDIN: F010032E000739552**

**CS Nrupang B. Dholakia  
Designated Partner  
FCS-10032 CP No. 12884**

**Form AOC- 1**

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

**Statement containing salient features of the financial statement of Subsidiaries or associate companies or Joint ventures.**

**Part A Subsidiaries – Not Applicable**

**Part B Associates and Joint Ventures**

**Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures**

		(₹ in lakhs)
Sr. No.	Name of Associates or Joint Ventures	Capricon Realty Private Limited
1	Latest audited Balance Sheet Date	31 <sup>st</sup> March 2023
2	Date on which the Associate or Joint Venture was associated or acquired	11 <sup>th</sup> August 2020
3	Shares of Associate or Joint Ventures held by the company on the year end	
	No.	2801
	Amount of Investment in Associates or Joint Venture	9,892.50
	Extent of Holding (in percentage)	31.13%
4	Description of how there is significant influence	Associate
5	Reason why the associate/Joint venture is not consolidated.	Consolidated
6	Net worth attributable to shareholding as per latest audited Balance Sheet	25,075.75
7	Profit for the year	17,144.46
i.	Considered in Consolidation	5,337.51
ii.	Not Considered in Consolidation	11,806.95

**INDEPENDENT AUDITOR'S REPORT****To the Members of Bhisma Realty Limited****Report on the Audit of the Standalone Ind AS Financial Statements****Opinion**

We have audited the standalone Ind AS Financial Statements of **Bhisma Realty Limited** ("the Company"), which comprise the standalone balance sheet as at March 31, 2023, the standalone statement of profit and loss including other comprehensive income, the standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone Ind AS Financial Statements, including a summary of significant accounting policies and other explanatory information (together referred to as standalone Ind AS Financial Statements).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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 Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its profit and its cash flows for the year ended on that date.

**Basis for Opinion**

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

**Information Other than the Standalone Ind AS Financial Statements and Auditor's Report Thereon**

The Company's Board of Directors are responsible for the other information. The other information comprises the Directors' report.

Our opinion on the standalone Ind AS 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 standalone Ind AS Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone Ind AS Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

**Management's Responsibility for the Standalone Ind AS 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 standalone Ind AS Financial Statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone Ind AS Financial Statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

**Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone Ind AS 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 standalone Ind AS 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 Companies Act, 2013, 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 standalone Ind AS 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 standalone Ind AS Financial Statements, including the disclosures, and whether the standalone Ind AS Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone Ind AS 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 the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. 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 standalone Balance Sheet, the standalone Statement of Profit and Loss including the Statement of Other Comprehensive Income, the standalone Cash Flow Statement and standalone Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
  - d) In our opinion, the aforesaid standalone Ind AS Financial Statements comply with the Accounting Standards 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 as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act;

- f) With respect to the internal financial controls with reference to standalone Ind AS Financial Statements of the Company and the operating effectiveness of such controls, refer to our Report in “**Annexure B**”;
- g) In our opinion, the managerial remuneration for the year ended March 31, 2023 has been paid/provided by the Company to its directors in accordance with the provisions of Section 197 read with Schedule V of the Act;
- h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company has disclosed the impact of pending litigations which would impact its financial position in its standalone financial statement –Refer Note 42 to the standalone financial statement;
  - 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;
  - iv.
    - (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
    - (b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entity, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
    - (c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
  - v. The final dividend paid by the Company during the year in respect of the same declared for the previous year is in accordance with Section 123 of the Act to the extent it applies to payment of dividend.

As stated in Note 50 to the Ind AS Financial Statements, the Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.



- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of accounts using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 01, 2023 and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For **ZADN & Associates**  
Chartered Accountants  
Firm Registration No. 112306W

**Abuali Darukhanawala**  
Partner  
Membership No.:108053  
UDIN: 23108053BGUQCC8227  
Place: Mumbai  
Date: June 22, 2023

**Annexure A to the Independent Auditors' Report of even date on the Standalone Ind AS Financial Statements of Bhishma Realty Limited for the year ended March 31, 2023**

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

On the basis of such checks as we considered appropriate and according to the information and explanations given to us during the course of our audit, we report that:

- i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment's.
    - (B) The Company has maintained proper records showing full particulars of intangible assets.
  - (b) The Property, Plant and Equipment were physically verified during the year by the Management in accordance with the regular programme of verification, which in our opinion, provides for physical verification of all the Property, Plant and Equipment's at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
  - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has neither disclosed in the Ind AS Financial Statements nor held any Immovable Property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) in the name of the Company. Accordingly, the reporting under clause 3(i)(c) of the Order is not applicable to the Company.
  - (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or Intangible Assets or both during the year. Accordingly, the reporting under clause 3(i)(d) of the Order is not applicable to the Company.
  - (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, proceedings are neither initiated nor pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Accordingly, the reporting under clause 3(i)(e) of the Order is not applicable to the Company.
- ii. (a) The inventory consist of work-in-progress land. Work-in-progress consist of land under development and other expenses incurred for development. The Management has conducted physical verification of inventory at reasonable intervals during the year except inventory comprising of work in progress and no material discrepancies of 10% or more in aggregate were noticed on physical verification of inventory when compared with books of accounts. According to the information and explanation given to us, and also keeping in view the nature of the operations of the company, the inventory of work-in-progress cannot be physically verified.
    - (b) According to the information and explanation given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned with any working capital loan from banks or financial institutions on the basis of security of current assets, at any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.

- iii. (a) According to the information and explanation given to us and on the basis of our examination of the records of the Company, the Company has not provided any guarantee or security to any company, firms, Limited Liability Partnerships or any other parties, at any point of time during the year.
- (b) According to the information and explanation provided to us and based on the audit procedures performed by us, the terms and conditions of the Investments made and Loans granted are not prejudicial to the Company's interest.
- (c) According to the information and explanation provided to us and based on the audit procedures performed by us, the schedule of repayment of principal and payment of interest is made as stipulated in the company's policy and the repayments are regular.
- (d) According to the information and explanation provided to us and based on the audit procedures performed by us, since the repayment of loans are regular and as per stipulated company's policy, there is no amount overdue for more than ninety days. Accordingly, the reporting under clause 3(iii)(d) of the Order is not applicable to the Company.
- (e) According to the information and explanation provided to us and based on the audit procedures performed by us, none of the loans, which have fallen due during the year, has been renewed or extended or fresh loans are granted to settle the over dues of existing loans given to the employees. Accordingly, the reporting under clause 3(iii)(e) of the Order is not applicable to the Company.
- (f) According to the information and explanation provided to us and based on the audit procedures performed by us, the Company has not granted any loans which are repayable on demand or without specifying any terms or period of repayment. Accordingly, the reporting under clause 3(iii)(f) of the Order is not applicable to the Company.
- iv. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act of Companies Act, 2013 in respect of loans, making investment and providing guarantees and securities, as applicable.
- v. The Company has not accepted any deposits from the public as covered under provisions of Section 73 to 76 of the Act and rules made thereunder to the extent notified. Accordingly, provisions of paragraph 3 (v) of the Order is not applicable to it.
- vi. As informed to us, the Central Government has not prescribed maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the services rendered by the Company. Accordingly, provisions of paragraph 3 (vi) of the Order is not applicable to it
- vii.(a) According to the information and explanations given to us and based on the records of the Company examined by us, the Company is generally regular in depositing the undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Service Tax, Goods and Service Tax, Cess, VAT and other material statutory dues, as applicable, with the appropriate authorities in India. There are no undisputed statutory dues remaining outstanding for the period exceeding six months as at the date of the Balance sheet.
- (b) According to the information and explanations given to us and based on the records of the Company examined by us, the outstanding dues of Income Tax and Service Tax,

Goods and Service Tax, Cess, VAT and any other statutory dues on account of any disputes, are as follows :

Name of the statute	Nature of dues	Amount (₹ in lakhs)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income tax and interest thereon	29.56	FY 09-10	Income tax Appellate Tribunal
Income Tax Act, 1961	Income tax and interest thereon	82.34	FY 10-11	Income tax Appellate Tribunal
Income Tax Act, 1961	Income tax and interest thereon	0.83	FY 12-13	Commissioner Income tax (Appeals)
Income Tax Act, 1961	Income tax and interest thereon	301.17	FY 14-15	Commissioner Income tax (Appeals)
Income Tax Act, 1961	Income tax and interest thereon	121.94	FY 16-17	Commissioner Income tax (Appeals)
Income Tax Act, 1961	Income tax and interest thereon	0.63	FY 17-18	Commissioner Income tax (Appeals)
Income Tax Act, 1961	Income tax and interest thereon	3.33	FY 18-19	Central Processing Center

- viii. According to the information and explanations given to us, the Company does not have transactions, which are not recorded in the books of account but has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the reporting under clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) According to the information and explanations given to us, based upon the audit procedures performed, the Company has not defaulted in repayment of loans and borrowings to a financial institution and banks.
- (b) According to the information and explanations given to us, the Company is not declared wilful defaulter by any bank or financial institution or other lender and hence reporting under clause 3(ix)(b) of the Order is not applicable to the Company.
- (c) According to the information and explanations given to us, the Company term loans were applied for the purpose for which the loans were obtained and hence reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) According to the information and explanations given to us, the Company has not raised any short term funds which have been utilised for long term purposes and hence reporting under clause 3(ix)(d) of the Order is not applicable to the Company.

- (e) According to the information and explanations given to us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures and hence reporting under clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) According to the information and explanations given to us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies, and hence reporting under clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) According to the information and explanations given to us, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) during the year and hence reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) To the best of our knowledge and according to the information and explanations given to us, we have neither noticed any fraud by the Company or any fraud on the Company nor have the same been reported during the year. Hence reporting under clause 3(xi)(a) of the Order is not applicable to the Company.
- (b) We have neither reported any fraud nor have we filed form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and upto the date of issuance of this audit report. Thus, reporting under clause 3(xi)(b) of the Order is not applicable to the Company.
- (c) To the best of our knowledge and according to the information and explanations given to us, we have not received any whistle-blower complaints during the year. Thus, reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable to the Company.
- xiii. In our opinion and according to the information and explanations given to us, the Company is in compliance with section 177 and 188 of the Act, where applicable, for all the transactions with the related parties and the details of related party transactions have been disclosed in the standalone Ind AS Financial Statements, as required by the applicable Ind AS.
- xiv. In our opinion, the Company has an adequate internal audit system commensurate with the size and nature of its business. The reports of the Internal Auditors for the period under audit were considered by us.
- xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its holding company or persons connected with them and hence provisions of Section 192 of the Act are not applicable to the Company. Accordingly, the reporting under clause 3 (xv) of the Order is not applicable to the Company.
- xvi. The Company is not required to registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, the reporting under clause 3 (xvi) of the Order is not applicable to the Company.

- xvii. In our opinion and according to the information and explanations given to us, the Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- xviii. According to the information and explanations give to us, there has been no resignation of the statutory auditors during the year and accordingly, the reporting under clause 3(xviii) is not applicable.
- xix. Based on the financial ratios mentioned in the standalone Ind AS Financial Statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone Ind AS Financial Statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither given any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. In ur opinion and according to the information and explanations given to us, the Company has fully spent the required amount towards Corporate Social Responsibility and there are no unspent amounts for the year requiring a transfer to a Fund specified in schedule VII or special account in compliance with the provisions of section 135 of the Act. Accordingly, the reporting under clause 3(xx) is not applicable to the Company.

For **ZADN & Associates**  
Chartered Accountants  
Firm Registration No. 112306W

**Abuali Darukhanawala**  
Partner  
Membership No.:108053  
UDIN: 23108053BGUQCC8227  
Place: Mumbai  
Date: June 22, 2023

**Annexure B to the Independent Auditor's Report of even date on the Standalone Ind AS Financial Statements of Bhisma Realty Limited**

[Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

**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 with reference to standalone Ind AS Financial Statements of Bhisma Realty Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the standalone Ind AS Financial Statements of the Company for the year ended on that date.

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

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

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone Ind AS Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 internal financial controls with reference to standalone Ind AS Financial Statements 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 internal financial controls with reference to standalone Ind AS Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone Ind AS Financial Statements included obtaining an understanding of internal financial controls with reference to standalone Ind AS Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone Ind AS 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 with reference to standalone Ind AS Financial Statements.

**Meaning of Internal Financial Controls With Reference to Standalone Ind AS Financial Statements**

A Company's internal financial control with reference to standalone Ind AS Financial Statements is a process designed to provide reasonable assurance regarding the reliability of

financial reporting and the preparation of standalone Ind AS Financial Statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control with reference to standalone Ind AS Financial Statements 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 standalone Ind AS 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 standalone Ind AS Financial Statements.

**Inherent Limitations of Internal Financial Controls With Reference to Standalone Ind AS Financial Statements**

Because of the inherent limitations of internal financial controls with reference to standalone Ind AS Financial Statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone Ind AS Financial Statements to future periods are subject to the risk that the internal financial control with reference to standalone Ind AS Financial Statements 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, an internal financial controls with reference to standalone Ind AS Financial Statements and such internal financial controls with reference to standalone Ind AS Financial Statements were operating effectively as at March 31, 2023, based on the internal control with reference to standalone Ind AS Financial Statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For **ZADN & Associates**

Chartered Accountants

Firm Registration No. 112306W

**Abuali Darukhanawala**

Partner

Membership No.:108053

UDIN: 23108053BGUQCC8227

Place: Mumbai

Date: June 22, 2023



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## Standalone Balance Sheet as at 31st March, 2023

₹ in lakhs

	Particulars	Note No.	As at 31st March, 2023	As at 31st March, 2022
I	<b>ASSETS</b>			
(1)	<b>Non-current assets</b>			
	(a) Property, plant and equipment	2	311.16	183.12
	(b) Capital work-in-progress	3	3,638.96	3,678.43
	(c) Investment property	4	1,471.08	1,546.39
	(d) Right of use assets	2(i)	40.68	110.07
	(e) <u>Financial assets</u>			
	(i) Investments	5	15,734.45	13,736.81
	(f) Other non-current assets	6	5,446.72	3,713.38
	<b>Total Non-Current Assets</b>		<b>26,643.05</b>	<b>22,968.19</b>
(2)	<b>Current assets</b>			
	(a) Inventories	7	1,39,677.69	1,20,441.50
	(b) <u>Financial assets</u>			
	(i) Investments	8	15,535.43	9,582.18
	(ii) Trade receivables	9	545.79	678.59
	(iii) Cash and cash equivalents	10	1,256.22	243.54
	(iv) Bank balances other than (iii) above	11	626.87	5,654.86
	(v) Loans	12	1,500.00	1,500.00
	(vi) Others financial assets	13	661.55	216.65
	(c) Deferred tax assets (net)	14	101.62	51.33
	(d) Current tax asset (net)	15	987.77	831.81
	(e) Other current assets	16	799.15	360.61
	<b>Total current assets</b>		<b>1,61,692.09</b>	<b>1,39,561.07</b>
	<b>Total Assets</b>		<b>1,88,335.14</b>	<b>1,62,529.26</b>
II	<b>EQUITY AND LIABILITIES</b>			
	<b>Equity</b>			
	(a) Equity Share capital	17	0.99	0.99
	(b) Other Equity	18	8,990.29	8,592.92
	<b>Total Equity</b>		<b>8,991.28</b>	<b>8,593.92</b>
	<b>Liabilities</b>			
(1)	<b>Non-Current Liabilities</b>			
	(a) <u>Financial Liabilities</u>			
	(i) Borrowings	19	36,358.00	56,947.13
	(ii) Lease Liabilities	20	-	43.94
	(iii) Other Financial Liabilities	21	45.20	42.05
	(b) Provisions	22	71.55	103.23
	(c) Other non-current liabilities	23	1,19,713.42	94,773.57
	<b>Total Non-Current Liabilities</b>		<b>1,56,188.17</b>	<b>1,51,909.92</b>
(2)	<b>Current Liabilities</b>			
	(a) <u>Financial Liabilities</u>			
	(i) Trade payables	24	1,828.97	1,105.52
	(ii) Other Financial Liabilities	25	21,207.21	825.95
	(iii) Lease Liabilities	19	43.94	71.00
	(b) Provisions	26	22.43	7.06
	(c) Other current liabilities	27	53.14	15.89
	<b>Total Current Liabilities</b>		<b>23,155.69</b>	<b>2,025.42</b>
	<b>Total Equity and Liabilities</b>		<b>1,88,335.14</b>	<b>1,62,529.26</b>

Significant Accounting Policies

1

Other Notes to Accounts

2-52

Notes referred to above and notes attached thereto form an integral part of Balance Sheet

As per our report of even date attached

**For ZADN & Associates**

Chartered Accountants.

Firm Reg. No. - 112306W

**For and on behalf of the Board**

Raoul Thackersey

**Chairman and Managing Director**

DIN : 00332211

**Abuali Darukhanawala**

Partner (Membership No. : 108053)

Tanya Thackersey

**Joint Managing Director**

DIN : 08967193

Place : Mumbai

Date : 22nd June, 2023

Place : Mumbai

Date : 22nd June, 2023

## Standalone Statement of Profit and Loss for the year ended 31st March, 2023

₹ in lakhs

	Particulars	Note No.	For the year ended 31st March, 2023	For the year ended 31st March, 2022
I	Other Income	28	2,239.38	864.64
	<b>Total Income</b>		<b>2,239.38</b>	<b>864.64</b>
II	<b>EXPENSES</b>			
	(a) Construction expenses	29	12,493.10	19,531.12
	(b) Changes in inventories	30	(19,236.20)	(24,935.02)
	(c) Employee benefits expense	31	257.63	262.62
	(d) Finance costs	32	6,350.96	5,019.95
	(e) Depreciation and amortization expense	33	220.64	188.04
	(f) Other expenses	34	1,229.02	143.66
	<b>Total Expenses (a to f)</b>		<b>1,315.15</b>	<b>210.37</b>
III	<b>Profit before tax (I-II)</b>		<b>924.23</b>	<b>654.27</b>
IV	<b>Tax expense:</b>	35		
	Current tax		390.00	110.00
	Deferred tax		(52.98)	(66.76)
	<b>Total tax expense</b>		<b>337.02</b>	<b>43.24</b>
V	<b>Profit for the year (III-IV)</b>		<b>587.21</b>	<b>611.03</b>
VI	<b>Other Comprehensive Income ('OCI')</b>			
	(i) Items that will not be reclassified to profit or loss			
	- Remeasurement of defined benefit plan		10.68	4.05
	(ii) Income tax relating to items that will not be reclassified to profit or loss		(2.69)	(1.02)
	<b>Total Other comprehensive income</b>		<b>7.99</b>	<b>3.04</b>
VII	<b>Total comprehensive income for the year (V+VI)</b>		<b>595.20</b>	<b>614.07</b>
VIII	<b>Earnings per equity share</b>	36		
	- Basic and Diluted (face value ₹ 10/-)		5,936.21	6,176.82

Significant Accounting Policies

1

Other Notes to Accounts

2-52

Notes referred to above and notes attached thereto form an integral part of Statement of Profit and Loss

As per our report of even date attached

For and on behalf of the Board

For ZADN &amp; Associates

Chartered Accountants.

Firm Reg. No. - 112306W

Raoul Thackersey

Chairman and Managing Director

DIN : 00332211

Abuali Darukhanawala

Partner (Membership No. : 108053)

Tanya Thackersey

Joint Managing Director

DIN : 08967193

Place : Mumbai

Place : Mumbai

Date : 22nd June,2023

Date : 22nd June,2023

## Statement of changes in Equity for the year ended 31st March, 2023

## a. Equity Share Capital

₹ in lakhs

Particulars	Amount
Balance as at 1st April, 2021	0.99
Changes in equity share capital	-
Balance as at 31st March, 2022	0.99
Changes in equity share capital	-
Balance as at 31st March, 2023	0.99

## b. Other Equity

₹ in lakhs

Particulars	Reserves and surplus			Other Comprehensive Income	Total Equity
	Capital Redemption Reserve	General Reserve	Retained Earnings		
As at 31st March, 2021	5.01	1,069.40	7,102.25	2.43	8,178.09
Profit for the year 2021-22	-	-	611.03	3.03	614.06
Addition / (Deletions) during the year	-	-	(1.38)	-	(1.38)
Dividend	-	-	(197.84)	-	(197.84)
As at 31st March, 2022	5.01	1,069.40	7,514.06	5.46	8,592.93
Addition / (Deletions) during the year	-	-	-	-	-
Profit for the year 2022-23	-	-	587.21	7.99	595.20
Dividend	-	-	(197.84)	-	(197.84)
As at 31st March, 2023	5.01	1,069.40	7,903.43	13.45	8,990.29

## Significant Accounting Policies

## Other Notes to Accounts

2-52

Notes referred to above and notes attached thereto form an integral part of Balance Sheet

As per our report of even date attached

## For ZADN &amp; Associates

Chartered Accountants.

Firm Reg. No. - 112306W

For and on behalf of the Board

Raoul Thackersey  
Chairman and Managing Director

DIN : 00332211

## Abuali Darukhanawala

Partner (Membership No. : 108053)

Tanya Thackersey  
Joint Managing Director

DIN : 08967193

Place : Mumbai

Date : 22nd June .2023

Place : Mumbai

Date : 22nd June .2023

**Standalone Cash Flows Statement for the year ended 31st March, 2023**

₹ in lakhs

	Particulars	For the year ended	
		31st March, 2023	31st March, 2022
<b>A</b>	<b>Cash flow from operating activities</b>		
	Profit before tax	924.23	654.27
	<b>Adjustments for:</b>		
	Finance costs	6,350.96	5,019.95
	Depreciation and amortisation expenses	220.64	188.05
	Interest income	(708.89)	(128.69)
	Profit on sale of PPE	-	(3.57)
	Remeasurement of defined benefit liabilities	7.99	3.03
	(Gain) / Loss on fair valuation of investment	1,012.92	(196.89)
	Gain on sale of investments	(1,184.31)	(326.89)
	Dividend Income	(225.92)	(105.17)
	Interest component on Deposit	(1.62)	(14.27)
	Lease Rent	-	(77.22)
	Investment Related Expenses	3.55	10.58
		5,475.33	4,368.91
	<b>Operating profit before working capital changes</b>	<b>6,399.55</b>	<b>5,023.18</b>
	<b>Movements in working capital:</b>		
	<b>Adjustments for (increase)/decrease in operating assets:</b>		
	Trade receivables	132.80	30.67
	Inventories	(19,236.20)	(24,935.01)
	Other non current assets	(1,733.33)	(2,609.53)
	Other current assets	(438.56)	3,564.33
	Other current financial assets	(19.87)	(0.09)
	<b>Adjustments for increase/(decrease) in operating liabilities:</b>		
	Trade payables	723.45	(3,437.58)
	Borrowings	-	1,109.88
	Other non current liabilities	24,939.84	34,840.06
	Other Non current financial liabilities	4.77	56.31
	Other current financial liabilities	(608.52)	345.82
	Other current liabilities	26.70	1.63
	Provisions	(13.65)	14.58
	<b>Cash utilised from operations</b>	<b>3,777.43</b>	<b>8,981.06</b>
	Direct taxes paid (net)	(545.96)	(514.84)
	<b>Net Cash Generated from operating activities (A)</b>	<b>9,631.02</b>	<b>13,489.40</b>
<b>B</b>	<b>Cash flows from investing activities</b>		
	Purchase of property, plant and equipment	39.40	(288.89)
	Sale of property, plant and equipment	-	6.00
	Purchase of non current investments	(7,779.44)	(12,190.19)
	Proceeds from sale of investments		9,557.48
	Interest income	283.85	254.58
	Investment Related expenses	(3.55)	(10.58)
	Dividend Income	225.92	105.17
	<b>Net cash (used from) investing activities (B)</b>	<b>(7,233.82)</b>	<b>(2,566.43)</b>
<b>C</b>	<b>Cash flow from financing activities</b>		
	Interest paid	(6,225.21)	(6,456.27)
	Dividend paid	(187.29)	(198.99)
	<b>Net cash (used in) financing activities (C)</b>	<b>(6,412.50)</b>	<b>(6,655.26)</b>
<b>D</b>	<b>Net (decrease)/ Increase In Cash And Cash Equivalents [(A) + (B) + (C)]</b>	<b>(4,015.30)</b>	<b>4,267.71</b>
	<b>Cash And Cash Equivalents At The Beginning Of The Year</b>		
	Balances with banks in current accounts, earmarked balances and deposit accounts	5,897.19	1,630.18
	Cash on hand	1.21	0.54
	<b>Cash And Cash Equivalents As Per Note 10 And 11</b>	<b>5,898.40</b>	<b>1,630.72</b>
	<b>Cash And Cash Equivalents At The End Of The Year</b>		
	Balances with banks in current accounts, earmarked balances and deposit accounts	1,882.17	5,897.19
	Cash on hand	0.92	1.21
	<b>Cash And Cash Equivalents As Per Note 10 And 11</b>	<b>1,883.09</b>	<b>5,898.40</b>

**Notes:**

- Components of Cash and Cash equivalents includes Cash and Bank balances in Current Accounts.
- The Cash flow statement has been prepared under the "Indirect Method" as set out in Ind AS 7 "Cash Flow Statement"
- In Part A of the Cash flow statement, figures in brackets indicate deductions made from the net profit for deriving the net cash flow from operating activities. Part B and Part C figures in brackets indicate cash outflows.

**Significant Accounting Policies**

**Other Notes to Accounts**

**2-52**

Notes referred to above and notes attached thereto form an integral part of Balance Sheet

**As per our report of even date attached**

**For ZADN & Associates**

Chartered Accountants.

Firm Reg. No. - 112306W

**For and on behalf of the Board**

Raoul Thackersey  
**Chairman and Managing Director**  
 DIN : 00332211

**Abuali Darukhanawala**

Partner (Membership No. : 108053)

Place : Mumbai  
 Date : 22nd June,2023

Tanya Thackersey  
**Joint Managing Director**  
 DIN : 08967193  
 Place : Mumbai  
 Date : 22nd June,2023

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****CORPORATE INFORMATION:**

Bhishma Realty Limited ('BRL' or 'the Company') is a limited company incorporated and domiciled in India and has its registered office at Sir Vithaldas Chambers, 16, Mumbai Samachar Marg, Fort, Mumbai - 400 001.

The Company is in the business of Real Estate Development.

**1 BASIS OF COMPLIANCE, BASIS OF PREPARATION, CRITICAL ACCOUNTING ESTIMATES, ASSUMPTIONS AND JUDGEMENTS AND SIGNIFICANT ACCOUNTING POLICIES****I Basis of Compliance:**

The Standalone financial statements comply in all material aspects with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 ('Act') read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act.

**II Basis of Preparation and Presentation:**

The standalone financial statements have been prepared under historical cost convention using the accrual method of accounting basis, except for certain financial instruments that are measured at fair values at the end of each reporting period as explained in the significant accounting policies below.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Act. The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals.

All amounts disclosed in the standalone financial statements and notes have been rounded off to the nearest Rupees in lakhs as per the requirement of Schedule III, unless otherwise stated.

The Standalone financial statements of the Company for the year ended 31st March, 2023 were approved for issue in accordance with a resolution of the Board of Directors in its meeting held on 22nd June 2023

**III Use of Judgements and Estimates:**

The preparation of Standalone financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and underlying assumptions are reviewed at each reporting date. Any revision to accounting estimates and assumptions are recognised prospectively i.e. recognised in the period in which the estimate is revised and future periods affected.

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

**i. Significant Management Judgements:****a) Operating lease contracts – The Company as Lessor:**

The Company has entered into leases of its investment properties. The Company has determined based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the leases as operating leases.

**b) Recognition of Deferred Tax Assets:**

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdiction.

**ii. Estimates and Assumptions:****a) Classification of assets and liabilities into current and non-current:**

The management classifies the assets and liabilities into current and non-current categories based on the operating cycle of the respective business / projects.

**b) Impairment of Assets:**

In assessing impairment, management estimates the recoverable amounts of each asset or Cash Generating Unit (CGU) (in case of non-financial assets) based on expected future cash flows and uses an estimated interest rate to discount them. Estimation relates to assumptions about future cash flows and the determination of a suitable discount rate.

**c) Useful lives of depreciable /amortisable ( Property, Plant and Equipment's, Intangible assets Assets and Investment Property ):**

Management reviews its estimate of the useful lives of depreciable / amortisable assets at each reporting date, based on the expected usage of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the usage of certain assets.

**d) Inventories:**

Inventory is stated at the lower of cost or net realisable value (NRV).

NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

**e) Defined Benefit Obligation (DBO):**

The cost of defined benefit gratuity plan and the present value of the gratuity obligation along with leave salary are determined using actuarial valuations. An actuarial valuation involves making various assumptions such as standard rates of inflation, mortality, discount rate, attrition rates and anticipation of future salary increases. 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.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****f) Fair Value Measurements:**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

**IV Property, Plant and Equipment (PPE)****i. Recognition and Initial Measurement:**

- a) Property, plant and equipment are stated at cost net of accumulated depreciation and accumulated impairment loss, if any.
- b) The initial cost of an asset comprises its purchase price, borrowings costs (including import duties and non-refundable taxes), any costs directly attributable to bringing the asset into the location and condition necessary for it to be capable of operating in the manner intended by the management, the initial estimate of a decommissioning obligation, if any, and, borrowing cost for qualifying assets (i.e. assets that necessarily take a substantial period of time to get ready for their intended use).

**ii. Subsequent Measurement (depreciation and useful lives):**

- a) Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Statement of Profit and Loss during the period in which they are incurred.
- b) Depreciation is provided on a pro-rata basis on written down value method based on estimated useful life prescribed under Schedule II to the Act.
- c) The residual values and useful lives of property, plant and equipment are reviewed at each financial year end and changes, if any, are accounted in the line with revisions to accounting estimates.
- d) Leasehold land is amortised over the primary lease period. Other assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and useful lives.

**iii. De-recognition:**

PPE are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the statement of profit and loss in the period of de-recognition.

**V Investment Property****i. Recognition and Initial Measurement:**

Investment property is property (land or a building - or part of a building - or both) held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in production or supply of goods or services or for administrative purposes.

Investment Property are stated at cost net of accumulated depreciation and accumulated impairment loss, if any.



**Notes to Standalone Financial Statements for the year ended 31st March, 2023****ii. Subsequent Measurement (depreciation and useful lives):**

- a) Investment properties are stated at cost net of accumulated depreciation and accumulated impairment losses, if any.
- b) Depreciation on building is provided over its useful life using written down value method. These useful life determined are in line with the useful lives as prescribed in the Schedule II of

**iii. De-recognition:**

Any gain or loss on disposal of investment property is calculated as the difference between the net proceeds from disposal and the carrying amount of the investment property is recognised in Statement of Profit and Loss.

**VI Capital Work in Progress**

Capital work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditures incurred in respect of capital projects under development and includes any attributable / allocable cost and other incidental expenses. Revenues earned, if any, from such capital project before capitalisation are adjusted against the capital work in progress.

**VII Leases**

The Company evaluates each contract or arrangements, whether it qualifies as lease as defined under Ind AS 116

**i. Company as a Lessee:**

The company assesses , whether the contract is, or contains, a lease at the inception of the contract or upon the modification of a contract. 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.

The company at the commencement of the lease contract recognizes a Right-of-Use (ROU) asset at cost and corresponding lease liability, except for lease with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value ( low-value leases). For these short term and low-value leases, the Company recognizes the lease payments as an operating expenses on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Company, any lease incentives received and expected costs for obligations to dismantle and remove right-to-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right of use asset.

Right of use are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projection for the useful life.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****ii. Company as a Lessor:**

In arrangements where the company is a lessor, it determines of lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying assets to the counterparty ( the lessee) are accounted for as finance leases. Lease that do not transfer substantially all of the risk and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognise as income in the statement of profit and loss on a straight line basis over the lease term or another systematic basis. The company applies another systematic basis if that basis is more representative of the pattern in which benefits from the use of the underlying asset is diminished.

**VIII Impairment of Non-Financial Assets**

- i. Non-financial assets other than inventories, deferred tax assets and non-current assets classified as held for sale are reviewed at each Balance Sheet date to determine whether there is any indication of impairment. If any indication of such impairment exists, the recoverable amount of such assets / cash generating unit is estimated and in case the carrying amount of these assets exceeds their recoverable amount, an impairment is recognised. After impairment, depreciation is provided on the revised carrying amount of the assets over its remaining useful life.
- ii. The recoverable amount is the higher of the fair value less cost of disposal 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. Assessment is also done at each Balance Sheet date as to whether there is indication that an impairment loss recognised for an asset in prior accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss.

**IX Inventories****i. Construction Work in Progress:**

The construction work in progress is valued at lower of cost or net realisable value.

Work in Progress includes the cost of land at Dadar unit of the erstwhile The Hindoostan Spinning and Weaving Mills Ltd., assigned to the Company as per the Sanctioned Scheme. It also includes directly attributable development expenses, interest cost incurred (net of credits, if any), allocated overheads and other incidental expenses by the Company thereon.

**X Fair Value Measurements**

- i. The Company measures certain financial instruments at fair value at each reporting date.
- ii. Certain accounting policies and disclosures require the measurement of fair values, for both financial and non- financial assets and liabilities.
- iii. Fair value is the price 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 in the principal or, in its absence, the most advantageous market to which the Company has access at that date. The fair value of a liability also reflects its non-performance risk.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023**

- iv. The best estimate of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Company determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique that uses only data from observable markets, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently that difference is recognised in Statement of Profit and Loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.
- v. While measuring the fair value of an asset or 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 technique as follows:
  - Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
  - Level 2: inputs other than quoted prices included in Level 1 that are observable for the assets or liability, either directly  
(i.e.as prices) or indirectly (i.e. derived from prices)
  - Level 3: inputs for the assets or liability that are not based on observable market data (unobservable inputs)
- vi. When quoted price in active market for an instrument is available, the Company measures the fair value of the instrument using that price. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.
- vii. If there is no quoted prices in an active market, then the Company uses a valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.
- viii. The Company regularly reviews significant unobservable inputs and valuation adjustments. If the third party information, such as broker quotes or pricing services, is used to measure fair values, then the Company assesses the evidence obtained from the third parties to support the conclusion that these valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which the valuations should be classified.

**XI Financial Instruments****i. Financial Assets:**

Financial assets are recognised when the Company becomes a party to the contractual provisions of the instrument.

On initial recognition, a financial asset is recognised at fair value, in case of financial assets which are recognised at fair value through profit and loss (FVTPL), its transaction cost are recognised in the statement of profit and loss. In other cases, the transaction cost are attributed to the acquisition value of the financial asset.

Financial assets are subsequently classified as measured at

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income (FVOCI).

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

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****a) Trade Receivables and Loans:**

Trade receivables are initially recognised at fair value. Subsequently, these assets are held at amortised cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

**b) Debt Instruments:**

Debt instruments are subsequently measured at amortised cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till de-recognition on the basis of:

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset.

Measured at amortised cost:

Financial assets that are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows that are solely payments of principal and interest, are subsequently measured at amortised cost using the effective interest rate ('EIR') method less impairment, if any. The amortisation of EIR and loss arising from impairment, if any is recognised in the Statement of Profit and Loss.

Measured at fair value through other comprehensive income:

Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income measured using the EIR method and impairment losses, if any are recognised in the Statement of Profit and Loss. On de-recognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to 'other income' in the Statement of Profit and Loss.

Measured at fair value through profit or loss:

A financial asset not classified as either amortised cost or FVOCI, is classified as FVTPL. Such financial assets are measured at fair value with all change in fair value, including interest income and dividend income if any, recognised as 'other income' in the Statement of Profit and Loss.

**c) Equity Instruments:**

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as FVTPL. For all other equity instruments, the company decides to classify the same either as fair value through other comprehensive income (FVTOCI) or FVTPL. The classification is made on initial recognition and is irrevocable. The Company makes such election on an instrument-by-instrument basis.

Fair value changes on an equity instrument is recognised as other income in the Statement of Profit and Loss unless the Company has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognised in OCI. Amounts recognised in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognised as 'other income' in the Statement of Profit and Loss.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****d) De-recognition:**

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the contractual rights to receive the cash flows from the asset.

**ii. Financial Liabilities:****a) Initial Recognition and Measurement:**

Financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortised cost unless at initial recognition, they are classified as fair value through profit and loss. In case of trade payables, they are initially recognised at fair value and subsequently, these liabilities are held at amortised cost, using the effective interest method.

**b) Subsequent Measurement:**

Financial liabilities are subsequently measured at amortised cost using the EIR method. Financial liabilities carried at fair value through profit or loss are measured at fair value with all changes in fair value recognised in the Statement of Profit and Loss.

**c) De-recognition:**

A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

**iii. 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, or to realise the assets and settle the liabilities simultaneously.

**XII Revenue Recognition****i. Revenue from Real Estate Projects:**

Application money received for allotment of property to be constructed is treated as advances received from customers. Revenue in such cases is recognized on receipt of Occupation Certificate (OC), and on giving possession of Flats by completion of Building so as to make it habitable for the constructed property.

Revenue in respect of insurance/other claims, interest on application money etc, is recognized only when it is reasonably certain of realization.

Brokerage and commission is paid against application money received in respect of flats and the same is accounted as expenses on recognition of the sale of flats. Till such time, it is considered as prepaid expenses and shown under the head Loans & Advances.

**ii. Revenue from lease rentals and related income:**

Lease income is recognised in the statement of profit and loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rentals is disclosed net of indirect taxes, if any.

**iii. Interest Income:**

For all financial instruments measured at amortised cost, interest income is recognised using the effective interest rate (EIR), which is the rate that exactly discounts the estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial assets. Interest income is included in other income in the statement of profit and loss.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****iv. Dividend Income:**

Revenue is recognised when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

**XIII Employee Benefits****i. Short term employee benefits:**

Short-term employee benefits (including leave) are recognized as an expense at an undiscounted amount in the Statement of Profit and Loss of the year in which the related services are rendered.

**ii. Post-employment benefits:****a) Defined Contribution Plans**

Obligations for contributions to defined contribution plans such as provident fund are recognised as an expense in the Statement of Profit and Loss as the related service is provided.

**b) Defined Benefit Plans**

The Company's net obligation in respect of defined benefit plans such as gratuity is calculated by estimating the amount of future benefit that the employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed at each reporting period end by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of the economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The current service cost of the defined benefit plan, recognized in the Statement of Profit and Loss as part of employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments and settlements. Past service costs are recognized immediately in the Statement of Profit and Loss. The net interest is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This net interest is included in employee benefit expense in the Statement of Profit and Loss.

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.

**c) Leave Policy**

Accumulated leave, which is expected to be utilized within next twelve months, is treated as short term employee benefit. The Company treats accumulated leave to be carried forward beyond twelve months as long term employee benefit for measurement purposes. Such long term compensated absences are provided for based on actuarial valuation using projected unit credit method at the year end. Actuarial gains/losses are recognized in the Statement of Profit and Loss and are not deferred.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****XIV Borrowing Costs**

- i. Borrowing costs that are attributable to the acquisition or construction of qualifying assets (i.e. an asset that necessarily takes a substantial period of time to get ready for its intended use) are capitalized as a part of the cost of such assets. Other borrowing costs are recognized as an expense in the period in which they are incurred.
- ii. Borrowing costs are capitalized as a part of project cost when the activities that are necessary to prepare the asset for its intended use or sale are in progress.

**XV Provisions and Contingent Liabilities**

- i. Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.
- ii. The expenses relating to a provision is presented in the Statement of Profit and Loss net of reimbursements, if any.
- iii. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.
- iv. Contingent liabilities are possible obligations whose existence will only be confirmed by future events not wholly within the control of the Company, or present obligations where it is not probable that an outflow of resources will be required or the amount of the obligation cannot be measured with sufficient reliability.
- v. Contingent liabilities are not recognized in the Standalone financial statements but are disclosed unless the possibility of an outflow of economic resources is considered remote.
- vi. Contingent assets are not recognized in the Standalone financial statements.

**XVI Taxes on Income****i. Current Tax**

Income-tax Assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, by the end of reporting period.

Current Tax items are recognised in correlation to the underlying transaction either in the Statement of Profit and Loss, other comprehensive income or directly in equity.

**ii. Deferred tax**

Deferred tax is provided using the Balance Sheet method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets 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.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023**

The carrying amount of deferred 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 tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred Tax items are recognised in correlation to the underlying transaction either in the Statement of Profit and Loss, Other Comprehensive Income or directly in Equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

**XVII Earnings per share**

- i. Basic earnings per share are calculated by dividing the profit or loss for the period attributable to equity shareholders (after deducting preference dividends, if any, and attributable taxes) by the weighted average number of equity shares outstanding during the period.
- ii. For the purpose of calculating diluted earnings per share, the profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effect of all dilutive potential equity shares.

**XVIII Cash and Cash equivalents**

Cash and cash equivalents in the Balance Sheet include cash at bank, cash, cheque, draft on hand and demand deposits with an original maturity of less than three months, which are subject to an insignificant risk of changes in value.

**XIX Cash Flows**

Cash flows are reported using the indirect method, where by net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities are segregated.

**XX Dividend**

The Company recognises a liability to make cash distributions to Equity holders when the distribution is approved by the shareholders. A corresponding amount is recognised directly in Equity. Interim dividends, if any, are recorded as a liability on the date of declaration by the Company's Board of Directors.



Notes to Standalone Financial Statements for the year ended 31st March,2023

**2 Property,Plant and Equipment**

₹ in lakhs

Particulars	Air conditioners	Computers	Furniture & Fixture	Motor car	Intangibles	Leasehold Improvement	Total
Cost as at April 1, 2022	28.80	6.00	14.87	318.42	-	-	368.09
Additions	-	0.81	19.03	-	0.07	253.50	273.41
Deletions	-	0.80	-	-	-	-	0.80
Cost as at March 31, 2023	28.80	6.01	33.90	318.42	0.07	253.50	640.70
Accumulated depreciation as at April 1, 2022	3.70	3.55	1.08	176.64	-	-	184.97
Depreciation	12.16	1.78	5.38	44.28	0.01	81.72	145.33
Disposals	-	0.76	-	-	-	-	0.76
Accumulated depreciation as at March 31, 2023	15.86	4.57	6.46	220.92	0.01	81.72	329.54
Net carrying amount as at March 31, 2023	12.94	1.44	27.44	97.50	0.06	171.78	311.16

₹ in lakhs

Particulars	Air conditioners	Computers	Furniture & Fixture	Motor car	Intangibles	Leasehold Improvement	Total
Cost as at April 1, 2021	1.06	3.15	0.61	199.97	-	-	204.79
Additions	27.74	2.85	14.26	134.38	-	-	179.23
Deletions	-	-	-	15.93	-	-	15.93
Cost as at March 31, 2022	28.80	6.00	14.87	318.42	-	-	368.09
Accumulated depreciation as at April 1, 2021	1.01	2.4	0.24	155.34	-	-	158.99
Depreciation	2.69	1.15	0.84	34.80	-	-	39.48
Disposals	-	-	-	13.50	-	-	13.50
Accumulated depreciation as at March 31, 2022	3.70	3.55	1.08	176.64	-	-	184.97
Net carrying amount as at March 31, 2022	25.10	2.45	13.79	141.78	-	-	183.12

## Notes to Standalone Financial Statements for the year ended 31st March,2023

## 2(i) Right of use assets

₹ in lakhs

Particulars	Leasehold Building
Cost as at April 1, 2022	179.46
Additions	-
Deletions	-
Cost as at March 31, 2023	179.46
Accumulated depreciation as at April 1, 2022	69.39
Depreciation	69.39
Disposals	-
Accumulated depreciation as at March 31, 2023	138.78
Net carrying amount as at March 31, 2023	40.68

Particulars	Leasehold Building
Cost as at April 1, 2021	179.46
Additions	-
Deletions	-
Cost as at March 31, 2022	179.46
Accumulated depreciation as at April 1, 2021	-
Depreciation	69.39
Disposals	-
Accumulated depreciation as at March 31, 2022	69.39
Net carrying amount as at March 31, 2022	110.07

## 3 Capital Work-in-progress

₹ in lakhs

Particulars	As at March 31, 2023				
	Amount in Capital Work-in-progress for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Capital Work in process	35.88	34.32	3,568.77	-	3,638.96
<b>Total</b>	<b>35.88</b>	<b>34.32</b>	<b>3,568.77</b>	<b>-</b>	<b>3,638.96</b>

₹ in lakhs

Particulars	As at March 31, 2022				
	Amount in Capital Work-in-progress for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Capital Work in process	109.66	3,568.77	-	-	3,678.43
<b>Total</b>	<b>109.66</b>	<b>3,568.77</b>	<b>-</b>	<b>-</b>	<b>3,678.43</b>

## Notes to Standalone Financial Statements for the year ended 31st March,2023

## 4 Investment Property

₹ in lakhs

Particulars	Office premises at Capital One - BKC
Cost as at April 1, 2022	1,792.49
Additions	-
Deletions	-
Cost as at March 31, 2023	1,792.49
Accumulated depreciation as at April 1, 2022	246.10
Depreciation	75.31
Disposals	-
Accumulated depreciation as at March 31, 2023	321.41
Net carrying amount as at March 31, 2023	1,471.08

₹ in lakhs

Particulars	Office premises at Capital One - BKC
Cost as at April 1, 2021	1,792.49
Additions	-
Deletions	-
Cost as at March 31, 2022	1,792.49
Accumulated depreciation as at April 1, 2021	166.94
Depreciation	79.16
Disposals	-
Accumulated depreciation as at March 31, 2022	246.10
Net carrying amount as at March 31, 2022	1,546.39

a) The Company has given commercial premises on Leave and Licence basis at The Capital Building, BKC.

b) The fair value of the Investment Property as at March 31, 2023 has been arrived at on the basis of a valuation carried out by Management based on the RERA registered broker certificate . All fair value estimates for Investment Properties are included in Level 2.

₹ in lakhs

Particulars	Office premises at Capital One - BKC
Fair Value as on March 31, 2023	2,165.00

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 5 Investments

₹ in lakhs

Particulars	As at 31st March,2023	As at 31st March,2022
<b>Unquoted Fully paid up ,at cost:</b>		
<b>Investment In Equity Shares of Associate Company</b>		
2,801 (Previous Year : 2,801) Equity Shares of Capricon Realty Private Limited of ₹10/- each 31.13% as at March 31, 2023 ( 31.13% as at March 31,2022)	9,892.50	9,892.50
<b>Investment in Unlisted Equity Shares</b>		
1,30,000 (Previous Year :1,00,000) Equity Shares of National Stock Exchange of India Ltd	1,853.94	1,028.94
<b>Investment in Funds</b>		
Milestone Opportunities Fund	139.10	167.87
Edelweiss Infrastructure Yield Plus Fund I	1,243.00	1,075.00
Neo Special Credit Opportunities Fund	400.00	-
Avendus Structured Credit Fund II	178.30	100.00
Rental Yield Plus Fund of Edelweiss	50.00	
Welspun One Logistics Parks Fund 2	100.00	
<b>Investments at Fair Value through Profit and Loss</b>		
<b>Quoted :</b>		
<b>Investment in Invit</b>		
2,00,000 (Previous year: Nil) units of Highways Infrastructure Trust	189.90	
<b>Investment in Tax Free Bonds</b>		
15,735 Numbers (Previous year : 15,735 Numbers) HUDCO tax free Bonds	159.15	169.17
<b>Investment in Equity</b>		
NIL (Previous Year : 54) Equity shares of 3M India Ltd	-	10.64
NIL (Previous Year : 648) Equity shares of Dr. Lal Path Labs Ltd	-	16.92
3,621 (Previous Year : 5,936) Equity shares of Gujarat Gas Ltd	16.64	29.87
91 (Previous Year : 91) Equity shares of Abbott India Ltd	20.08	16.11
403 (Previous Year : 440) Equity shares of Bajaj Auto Ltd Ltd	15.66	16.07
4,803 (Previous Year : 5,095) Equity shares of Bharti Airtel Ltd	33.23	35.69
1,981 (Previous Year : 367) Equity shares of Bharti Airtel Ltd- Partly paid	6.87	1.45
5,637 (Previous Year : 4,219) Equity shares of Cholamandalam Investment & Finance Co Ltd	42.91	30.31
3,285 (Previous Year : 7,143) Equity shares of HCL Technologies Ltd	35.65	83.13
8,588 (Previous Year : 8,810) Equity shares of ICICI Bank Ltd	75.34	64.34
1,388 (Previous Year : 2,333) Equity shares of Muthoot Finance Ltd	13.60	31.05
NIL (Previous Year : 7,840) Equity shares of Petronet LNG Ltd	-	15.19
1,191 (Previous Year : 66) Equity shares of Reliance Industries Ltd	27.76	1.74
NIL (Previous Year : 57) Equity shares of Shree Cement Ltd	-	13.70
880 (Previous Year : 1,466) Equity shares of United Breweries Ltd	12.54	21.84
1,945 (Previous Year : 3,200) Equity shares of United Spirits Ltd	14.71	28.43
19,000 (Previous Year : 19,000) Equity shares of Vedanta Ltd	52.15	76.64
NIL (Previous Year :1,000) Equity shares of Adani Ports and Special Economic Zone Ltd.	-	7.74
NIL (Previous Year :1,000) Equity shares of Axis Bank Ltd	-	7.61
2,500 (Previous Year :2,500) Equity shares of Bharat Petroleum Corporation Ltd	8.61	8.98
15,650 (Previous Year :15,650) Equity shares of Infosys Ltd	223.47	298.42
7,574 (Previous Year :6,877) Equity shares of Tata Consultancy Services	242.81	257.20
NIL (Previous Year :300) Equity shares of UltraTech Cement Ltd	-	19.81
NIL (Previous Year :5,000) Equity shares of Wipro Ltd	-	29.59
1,202 (Previous Year :1,771) Equity shares of Aarti Industries Ltd	6.23	16.94
49(Previous Year: Nil) Equity shares of Aarti Pharmalabs Ltd	0.14	-
NIL (Previous Year :456) Equity shares of Alkem Laboratories Ltd	-	16.51
NIL (Previous Year :580) Equity shares of Computer Age Management Services Limited	-	13.43
537 (Previous Year :796) Equity shares of Gland Pharma Ltd	6.81	26.05
NIL (Previous Year :41) Equity shares of Honeywell Automation India	-	16.27
NIL (Previous Year :12,085) Equity shares of Indian Energy Exchange Ltd	-	27.15

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

1,521 (Previous Year :1,600) Equity shares of Max Financial Service Ltd	9.66	12.06
NIL (Previous Year :4,211) Equity shares of Nippon Life India Asset Management Ltd	-	14.64
5,949 (Previous Year :3,717) Equity shares of State Bank of India	31.16	18.35
255 (Previous Year :255) Equity shares of Wabco India Ltd	26.54	19.46
2,444 (Previous Year: NIL) Equity shares of APL Apollo Tubes Ltd	29.46	-
476 (Previous Year: NIL) Equity shares of Asian Paints Ltd	13.15	-
1,417 (Previous Year: NIL) Equity shares of Astral Poly Technik Ltd	18.94	-
4,564 (Previous Year: NIL) Equity shares of Au Small Finance Bank Ltd	26.43	-
402 (Previous Year: NIL) Equity shares of Avenue Supermarts Ltd	13.67	-
2,459 (Previous Year: NIL) Equity shares of Bajaj Finance Ltd	52.59	-
403 (Previous Year: NIL) Equity shares of Divis Laboratories Ltd	11.38	-
185 (Previous Year: NIL) Equity shares of Dixon Technologies India Ltd	5.29	-
2,053 (Previous Year: NIL) Equity shares of Havells India Ltd	24.40	-
831 (Previous Year: NIL) Equity shares of Kotak Mahindra Bank Ltd	14.40	-
46 (Previous Year: NIL) Equity shares of Page Industries Ltd	17.44	-
1,912 (Previous Year: NIL) Equity shares of Patanjali Foods Ltd	18.53	-
705 (Previous Year: NIL) Equity shares of P I Industries Ltd	21.36	-
532 (Previous Year: NIL) Equity shares of Titan Company Ltd	13.38	-
1,305 (Previous Year: NIL) Equity shares of Torrent Pharmaceuticals Ltd	20.06	-
470 (Previous Year: NIL) Equity shares of Crisil Ltd	15.13	-
3,989 (Previous Year: NIL) Equity shares of Crompton Grea Con Elec	11.69	-
487 (Previous Year - NIL ) Equity shares of Info Edge (I) Ltd	18.13	-
4,173 (Previous Year - NIL ) Equity shares of Max Healthcare	18.41	-
2,007 (Previous Year - NIL ) Equity shares of Metro Brands Ltd	15.95	-
271 (Previous Year - NIL) Equity shares of Navin Fluorine Int Ltd	11.57	-
114 (Previous Year - NIL) Equity shares of P&G Hygiene & health	15.21	-
1,119 (Previous Year - NIL) Equity shares of Sapphire Foods India	13.63	-
418 (Previous Year - NIL) Equity shares of SRF	10.08	-
2,410 (Previous Year - NIL) Equity shares of Star Health and Alli- Ins. Co	12.49	-
10,029 (Previous Year - NIL) Equity shares of The Federal Bank Ltd	13.27	-
5,659 (Previous Year - NIL) Equity shares of The Indian Hotels Co	18.35	-
1,574 (Previous Year - NIL) Equity shares of Varun Beverages Ltd	21.83	-
13,301 (Previous Year - NIL) Equity shares of LIC	71.07	-
1,725 (Previous Year - NIL) Equity shares of APL Apollo Tubes Ltd	20.79	-
617 (Previous Year - NIL) Equity shares of AIA Engineering Ltd	17.91	-
<b>Total</b>	<b>15,734.45</b>	<b>13,736.81</b>

Particulars	As at 31st March,2023	As at 31st March,2022
(a) Aggregate amount of quoted investments and market value thereof	3,988.02	2,815.37
(b) Aggregate value of unquoted investments	11,746.43	10,921.44
(c) Aggregate value of impairment in value of investments	-	-
<b>Total</b>	<b>15,734.45</b>	<b>13,736.81</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 6 Other Non-Current Assets

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<u>Unsecured, Considered Good</u>		
Capital Advances	87.26	291.24
Advances for Sales and marketing expenses for Sale of flats	5,357.05	3,422.14
Deposits - Capital one	2.41	-
<b>Total</b>	<b>5,446.72</b>	<b>3,713.38</b>

## 7 Inventories (at lower of cost and net realisable value)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Work-in-Progress	1,39,677.69	1,20,441.50
<b>Total</b>	<b>1,39,677.69</b>	<b>1,20,441.50</b>

## 8 Investments (Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>Investment at Fair value through profit and loss</b>		
<b>Quoted:</b>		
<u>Investment in Mutual Funds</u>		
NIL (Previous Year : 1,632) ICICI Prudential MF ETF	-	16.32
1,280.249 ( Previous Year - NIL ) ETS-Liquid Benchmark	12.80	-
<b>Unquoted :</b>		
<u>Investment in NCDs</u>		
110 (Previous Year : NIL) Aditya Birla ARC Ltd	1,103.67	-
20 (Previous Year : NIL) Finvest Private Limited	200.00	-
200 (Previous Year : NIL) Axis Finance Ltd	1,995.73	-
150 (Previous Year - NIL ) Cholamandalam Investment and Finance Ltd	1,491.83	-
Nil (Previous Year : 50) Embassy Property Developments Private Limited	-	287.80
100 (Previous Year - NIL ) HDB Financial Services	995.90	-
100 (Previous Year - NIL ) ICICI Bank Limited	1,000.95	-
50 (Previous Year - NIL ) Lic Housing Finance	501.36	-
50 (Previous Year - NIL ) Muthoot Finance	498.74	-
87 (Previous Year - NIL ) Poonawala Fincorp	446.59	-
65 (Previous Year - NIL ) State Bank of India	655.21	-
2 (Previous Year - NIL ) UP Power Coporation Limited	15.26	-
<u>Investment in Mutual Funds</u>		
1,47,88,640.265 (Previous Year : 1,71,02,322.081 Units of HDFC Floating Rate Income Fund	6,265.96	6,857.21
NIL (Previous year : 616,181.166) Units of Birla Sunlife Treasury Optimiser Plan	-	1,854.76
12,78,222.618 (Previous year : 20,33,347.081 ) Units of HDFC Short Term Debt Fund Direct Growth	351.43	533.13
NIL (Previous Year : 96,933.51) Units of Franklin India Short Bond Fund	-	32.57
NIL (Previous Year : 12.90) Units of HDFC Overnight Fund Collection	-	0.39
<b>Total</b>	<b>15,535.43</b>	<b>9,582.18</b>

Particulars	As at 31st March, 2023	As at 31st March, 2022
(a) Aggregate amount of quoted investments and market value thereof	12.80	16.32
(b) Aggregate value of unquoted investments	15,522.62	9,565.86
(c) Aggregate value of impairment in value of investments	-	-
<b>Total</b>	<b>15,535.42</b>	<b>9,582.18</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 9 Trade Receivables

Particulars	₹ in lakhs	
	As at 31st March, 2023	As at 31st March, 2022
Considered good - Unsecured	545.79	678.59
<b>Total</b>	<b>545.79</b>	<b>678.59</b>

## Trade Receivables ageing schedule as at 31st March 2023

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables – considered good	-	123.18	30.39	37.73	32.92	240.05	464.27
Disputed Trade receivables – considered good	-	-	-	7.46	8.20	65.86	81.52

## Trade Receivables ageing schedule as at 31st March 2022

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables – considered good	24.59	133.77	13.26	53.39	329.25	6.72	560.96
Disputed Trade receivables – considered good	-	-	-	14.71	102.92	-	117.63

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 10 Cash &amp; Cash Equivalents

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
<u>Balances with Banks</u>		
In Current Accounts	1,255.30	242.33
Cash on Hand	0.92	1.21
<b>Total</b>	<b>1,256.22</b>	<b>243.54</b>

## 11 Bank balances other than above

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
<u>Balances with Banks</u>		
In Designated RERA Accounts ( Refer Note 45)	621.34	5,648.83
In Current Accounts (Fractional Coupons)	0.10	0.10
In Current Account (Unpaid Dividend)	5.43	5.93
<b>Total</b>	<b>626.87</b>	<b>5,654.86</b>

## 12 Loans (Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
<u>Considered good - Secured</u>		
<u>Loans Given</u>		
To Partnership Firm(Refer Note No.49)	1,500.00	1,500.00
<b>Total</b>	<b>1,500.00</b>	<b>1,500.00</b>

## 13 Other Financial Assets (Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Interest Receivable	52.68	52.68
Interest accrued but not Due on Investments	425.03	-
Others	183.84	163.97
<b>Total</b>	<b>661.55</b>	<b>216.65</b>

## 14 Deferred Tax Assets

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Fair Valuation on Investments	42.39	8.42
On Property, Plant and Equipment	35.57	15.15
On Gratuity and Leave Encashment	23.66	27.76
<b>Total Deferred Tax Assets (DTA)</b>	<b>101.62</b>	<b>51.33</b>

## 15 Current Tax assets (net)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Advance Tax (Net of Provisions of ₹ 2,554.16 lakhs, Previous Year : ₹ 2,164.16 lakhs)	987.77	831.81
<b>Total</b>	<b>987.77</b>	<b>831.81</b>

## 16 Other Current Assets

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Balance with Government Authorities	733.19	359.72
Other Advances (including Prepaid Expenses)	65.97	0.89
<b>Total</b>	<b>799.16</b>	<b>360.61</b>



## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 17 Equity Share Capital

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>AUTHORISED CAPITAL</b>		
50,000 (Previous Year : 50,000) Equity Shares of ₹ 10/- each	5.00	5.00
50,000 (Previous Year : 50,000) 0.10% Non- Cumulative Redeemable Preference Shares of ₹ 10/- each	5.00	5.00
	<b>10.00</b>	<b>10.00</b>
<b>ISSUED, SUBSCRIBED AND PAID UP CAPITAL</b>		
9,892 * (Previous Year : 9,892 ) Equity Shares of ₹ 10/- each fully paid	0.99	0.99
<b>Total</b>	<b>0.99</b>	<b>0.99</b>

\*Above Equity shares of ₹ 10/- each are allotted as fully paid up without payment being received in cash pursuant to the Rehabilitation Scheme sanctioned by Hon'ble Board for Industrial and Financial Reconstruction vide its order dated 1st April, 2004.

**Reconciliation of No. of Shares outstanding at the beginning and at the end of the year**

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	9,892	9,892
Issued during the year	-	-
Closing Balance	9,892	9,892

**Rights, preferences and restrictions attached to shares**

Equity Shares: The Company has only one class of equity shares having par value of ₹ 10 per share. Each shareholder is entitled to one vote per share held. Dividend if any declared is payable in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

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

**Details of the Shareholders holding more than 5% of Shares in the Company**

Name of Shareholders	As at 31st March, 2023	As at 31st March, 2022
<b>Equity Shareholders</b>		
<u>Mr. Raoul Thackersey</u>		
No. of shares	4,759	4,759
% held	48.11%	48.11%
<u>Capricon Realty Private Limited</u>		
No. of shares	2,705	2,705
% held	27.35%	27.35%

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## Details of shares held by promoters and promoters group

Name of promoters and promoters group	As at 31st March, 2023	As at 31st March, 2022
<u>Mr. Raoul Thackersey</u>		
No. of shares	4,759	4,759
% of total shares	48.11%	48.11%
% change during the year	-	-
<u>Capricon Realty Private Limited</u>		
No. of shares	2,705	2,705
% of total shares	27.35%	27.35%
% change during the year	-	-
<u>Mrs.Devaunshi Mehta</u>		
No. of shares	460	460
% of total shares	4.65%	4.65%
% change during the year	-	-
<u>Mr.Sudhir Thackersey</u>		
No. of shares	122	122
% of total shares	1.23%	1.23%
% change during the year	-	-
<u>Mrs.Nina Thackersey</u>		
No. of shares	144	144
% of total shares	1.46%	1.46%
% change during the year	-	-
<u>Ms.Tanya Thackersey</u>		
No. of shares	29	28
% of total shares	0.29%	0.28%
% change during the year	3.57%	-

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 18 Other Equity

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b><u>Capital Redemption Reserve</u></b>		
Balance as per last Financial Statement	5.01	5.01
Add : Transferred from Statement of Profit and Loss	-	-
<b>Closing balance</b>	<b>5.01</b>	<b>5.01</b>
<b><u>Other Reserve</u></b>		
<b><u>General Reserve</u></b>		
Balance as per last Financial Statement	1,069.40	1,069.40
<b>Balance transferred to Balance Sheet</b>	<b>1,069.40</b>	<b>1,069.40</b>
<b><u>Surplus</u></b>		
Balance as per last Financial Statement	7,513.06	7,101.25
Add: Net Profit after Tax transferred from Statement of Profit & Loss	587.21	611.03
<b>Amount available for Appropriation (A)</b>	<b>8,100.27</b>	<b>7,712.28</b>
<b><u>Appropriations:</u></b>		
Lease Liabilities-Opening adjustment	-	1.38
Dividend	197.84	197.84
<b>Total of Appropriations (B)</b>	<b>197.84</b>	<b>199.22</b>
<b>Balance in Surplus (A-B)</b>	<b>7,902.42</b>	<b>7,513.06</b>
<b><u>Other Comprehensive Income (OCI)</u></b>		
Balance as per last Financial Statement	5.46	2.43
Actuarial gain/ loss	7.99	3.03
<b>Total OCI</b>	<b>13.45</b>	<b>5.46</b>
<b>Total</b>	<b>8,990.29</b>	<b>8,592.92</b>

## 19 Borrowings (Non Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b><u>Secured Loans</u></b>		
Construction Finance from Financial Institution	36,358.00	36,358.00
Line of credit from Financial Institution (Refer Note no. 44)	-	20,589.13
<b>Total</b>	<b>36,358.00</b>	<b>56,947.13</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 20 Lease Liabilities

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Non-current lease liabilities	-	43.94
Current lease liabilities	43.94	71.00
<b>Total</b>	<b>43.94</b>	<b>114.94</b>

## 21 Other Financial Liabilities

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Deposit	45.20	42.05
<b>Total</b>	<b>45.20</b>	<b>42.05</b>

## 22 Provisions (Non Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Provision for Employee Benefits		
Provision for Leave Salary	15.89	32.14
Provision for Gratuity	55.66	71.09
<b>Total</b>	<b>71.55</b>	<b>103.23</b>

## 23 Other Non-Current Liabilities

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Advance Received Against Flat	1,19,713.42	94,773.57
<b>Total</b>	<b>1,19,713.42</b>	<b>94,773.57</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 24 Trade Payables

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Outstanding dues of creditors micro enterprises and small enterprises	-	-
Outstanding dues of creditors other than micro enterprises and small enterprises	1,828.97	1,105.52
<b>Total</b>	<b>1,828.97</b>	<b>1,105.52</b>

**Note:**

Based on the information available with the Company, there are no outstanding dues and payments made to any supplier of goods and services for the year ended 31 March 2023 under Micro, Small and Medium Enterprises Development Act, 2006 [MSMED Act]. There is no interest payable or paid to any suppliers under the said Act.

**Disclosure relating to suppliers registered under MSMED Act based on the information available with the Company:**

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
(a) Amount remaining unpaid to any supplier at the end of each accounting year:	-	-
Principal	-	-
Interest	-	-
Total	-	-
(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
(c) 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.	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.	-	-

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## Trade Payables ageing schedule as at 31st March 23

Particulars	₹ in lakhs				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i) MSME	-	-	-	-	-
ii) Others	1,828.97	-	-	-	1,828.97
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
<b>Total</b>	<b>1,828.97</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,828.97</b>

## Trade Payables ageing schedule as at 31st March 22

Particulars	₹ in lakhs				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i) MSME	-	-	-	-	-
ii) Others	1,105.52	-	-	-	1,105.52
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
<b>Total</b>	<b>1,105.52</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,105.52</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 25 Other Financial Liabilities (Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Current Maturities of Loan	20,589.13	-
Interest accrued but not due on Loan	594.90	469.15
Liabilities towards cancellation of flat	-	344.48
Other Liabilities	23.18	12.32
<b>Total</b>	<b>21,207.21</b>	<b>825.95</b>

## 26 Provisions (Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
<u>Provision for Employee Benefits</u>		
Provision for Leave Salary	11.83	1.28
Provision for Gratuity	10.60	5.78
<b>Total</b>	<b>22.43</b>	<b>7.06</b>

## 27 Other Current Liabilities

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Director's Current A/c	2.00	2.00
Unclaimed Dividend	5.43	5.93
Statutory dues payable	45.45	7.86
Other Liabilities	0.26	0.10
<b>Total</b>	<b>53.14</b>	<b>15.89</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 28 Other Income

Particulars	₹ in lakhs	
	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Interest Income	708.89	128.69
Net Gain on Sale of Investments	1,184.31	326.89
Dividend Income	225.92	105.17
Rental Income	118.02	89.16
Fair Value Gain on Investments valued as FVTPL	-	196.89
Miscellaneous Income	0.62	-
Interest component on Deposits	-	14.27
Lease liabilities written back	1.62	-
Profit on sale of PPE	-	3.57
<b>Total</b>	<b>2,239.38</b>	<b>864.64</b>

## 29 Construction expenses

Particulars	₹ in lakhs	
	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Construction expenses	12,493.10	887.45
Payment to MCGM	-	18,643.67
<b>Total</b>	<b>12,493.10</b>	<b>19,531.12</b>

## 30 Changes in Inventories of Finished Goods and Work in Progress

Particulars	₹ in lakhs	
	For the year ended 31st March, 2023	For the year ended 31st March, 2022
<u>Work in Process</u>		
Opening Stock	1,20,441.50	95,506.48
Less : Closing Stock	1,39,677.69	1,20,441.50
<b>Total</b>	<b>(19,236.19)</b>	<b>(24,935.02)</b>

## 31 Employee Benefits Expense

Particulars	₹ in lakhs	
	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Salaries and Perquisites	209.55	195.01
Managerial Remuneration	48.00	48.00
Leave Encashment	-	7.25
Gratuity	0.08	12.36
<b>Total</b>	<b>257.63</b>	<b>262.62</b>



## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 32 Finance Costs

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Interest on		
Term loans	6,350.78	5,008.43
Others	0.18	11.52
<b>Total</b>	<b>6,350.96</b>	<b>5,019.95</b>

## 33 Depreciation and Amortisation Expenses

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
On Property, Plant & Equipment	145.33	108.88
On Investment Property	75.31	79.16
<b>Total</b>	<b>220.64</b>	<b>188.04</b>

## 34 Other Expenses

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Rent, Rates and Taxes	84.97	9.86
Commission and Brokerage	-	9.39
Insurance Premium	2.71	2.11
Directors Sitting Fees	8.15	3.61
Legal & Professional Fees	60.75	59.93
Auditors Remuneration (Ref. note no.34.1)	5.81	4.69
Profession Tax	-	-
Profession Tax	0.03	0.03
Investment related expenses	3.55	10.58
Repairs and maintenance	2.04	2.10
Miscellaneous Expenses	24.88	18.35
Bad debts written off	-	0.01
Fixed Asset written off	0.04	-
Corporate social responsibility expenses	20.02	23.00
Interest component on Deposit	3.15	-
Fair Value Gain on Investments Valued as FVTPL	1,012.92	-
<b>Total</b>	<b>1,229.02</b>	<b>143.66</b>

## 34.1 Auditor's Remuneration comprises:

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
As Auditor	5.21	4.09
Reimbursement of expenses	-	-
For other services	0.60	0.60
<b>Total</b>	<b>5.81</b>	<b>4.69</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 35 Tax Expense And Deferred Tax Liabilities (Net)

## (a) Amounts recognized in Profit and Loss

₹ in lakhs

Particulars	₹ in lakhs	
	For the year ended 31st March, 2023	For the year ended 31st March, 2022
<b>Current tax</b>		
(i) Current period	390.00	110.00
(ii) Changes in estimates related to prior years	-	-
	<b>390.00</b>	<b>110.00</b>
Deferred tax	(52.98)	(66.76)
	<b>(52.98)</b>	<b>(66.76)</b>
<b>Total Tax</b>	<b>337.02</b>	<b>43.24</b>

## (b) Amounts recognized in Other Comprehensive Income

₹ in lakhs

Particulars	For the year ended 31st March, 2023			For the year ended 31st March, 2022		
	Before tax	Tax (expense) benefit	Net of tax	Before tax	Tax (expense) benefit	Net of tax
<b>Items that will not be reclassified to profit and loss</b>						
Remeasurements of the defined benefit plans	10.68	(2.69)	7.99	4.05	(1.02)	3.03
<b>Total</b>	<b>10.68</b>	<b>(2.69)</b>	<b>7.99</b>	<b>4.05</b>	<b>(1.02)</b>	<b>3.03</b>

## (c) Reconciliation of Effective Tax Rate

₹ in lakhs

Particulars	For the year ended 31st March, 2023		For the year ended 31st March, 2022	
	%	Amounts	%	Amounts
<b>Profit before tax</b>		<b>924.23</b>		<b>654.27</b>
Tax using the Company's domestic tax rate	25.17%	232.63	25.17%	164.68
<b>Tax effect of:</b>				
Effect of non deductible tax expenses	33.58%	310.38	10.84%	70.91
Effect of tax exempt income	0.34%	3.15	-(0.49)%	(3.22)
Others	-(22.63)%	(209.14)	-(28.91)%	(189.13)
<b>Total</b>	<b>36.46%</b>	<b>337.02</b>	<b>6.61%</b>	<b>43.24</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## (d) Movement in Deferred tax

₹ in lakhs

Particulars	As at 31st March, 2023					
	Net balance 1st April, 2022	Recognized in profit or loss	Recognized in OCI	Net	Deferred tax asset	Deferred tax liability
Fair Value of Investments	8.42	33.98	-	42.39	42.39	-
On Property, Plant and Equipment	15.15	20.42	-	35.57	35.57	-
On Gratuity and Leave Encashment	27.76	(1.41)	(2.69)	23.66	23.66	-
<b>Total</b>	<b>51.33</b>	<b>52.99</b>	<b>(2.69)</b>	<b>101.62</b>	<b>101.62</b>	<b>-</b>

₹ in lakhs

Particulars	As at 31st March, 2022					
	Net balance 1st April, 2021	Recognized in profit or loss	Recognized in OCI	Net	Deferred tax asset	Deferred tax liability
Fair Value of Investments	(53.94)	62.36	-	8.42	8.42	-
On Property, Plant and Equipment	15.18	(0.03)	-	15.15	15.15	-
On Gratuity and Leave Encashment	24.35	4.43	(1.02)	27.76	27.76	-
<b>Total</b>	<b>(14.41)</b>	<b>66.76</b>	<b>(1.02)</b>	<b>51.33</b>	<b>51.33</b>	<b>-</b>

## 36 Earnings Per Share (EPS)

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Profit after Taxation as per Statement of Profit and Loss	587.21	611.03
Profit available for Equity Shareholders (A)	587.21	611.03
<b>Number of Equity Shares</b>		
No. of Equity Shares (B)	9,892	9,892
Earnings per Share (of ₹ 10/- each)		
<b>Basic and Diluted (A/B)</b>	<b>5,936.21</b>	<b>6,176.82</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

**37 Financial Instruments****A Capital Management:**

The Company manages its capital structure with a view to ensure that it will be able to continue as a going concern while maximising the return to stakeholders through the optimization of the debt and equity balance.

The capital structure of the Company consists of net debt (borrowings as detailed in notes 18 and 11 offset by cash and bank balances) and total equity of the Company.

As per the agreement entered into with the financial banks, Company is not required to maintain any gearing ratio.

The Company's management reviews the capital structure of the Company on an annual basis. As part of this review, the management considers the cost of capital and the risks associated with each class of capital.

The management and the Board of Directors monitors the return on capital as well as the level of dividends to shareholders. The Company may take appropriate steps in order to maintain, or if necessary adjust, its capital structure.

The gearing ratio at the end of the reporting period was as follows:

₹ in lakhs

Particulars	As at	
	31st March, 2023	31st March, 2022
Non-Current Borrowings	36,358.00	56,947.13
Current maturities of Non-Current Borrowings	20,589.13	-
<b>Total Debt</b>	<b>56,947.13</b>	<b>56,947.13</b>
Less: Cash and Bank balances	1,883.09	5,898.40
<b>Net Debts</b>	<b>55,064.04</b>	<b>51,048.73</b>
Equity	8,991.28	8,593.92
<b>Net Debt to Equity Ratio (%)</b>	<b>612.42%</b>	<b>594.01%</b>

For the purpose of computing debt to equity ratio, equity includes Equity Share Capital and Other

Equity and Debt includes Long term borrowings, and current maturities of long term borrowings.

**B Financial Instruments-Accounting Classifications and Fair value measurements (Ind AS 107)****i) Classification of Financial Assets and Liabilities:**

₹ in lakhs

Particulars	As at	
	31st March, 2023	31st March, 2022
<b>Financial assets</b>		
<b>At Amortised cost</b>		
Other loans	1,500.00	1,500.00
Trade receivables	545.79	678.59
Cash and cash equivalents	1,256.22	243.54
Bank balances other than above	626.87	5,654.86
Other financial assets	661.55	216.65
Investment in funds	2,110.40	1,242.87
<b>At Fair value through Profit and Loss</b>		
Investments in NCDs	8,905.24	287.80
Investments in mutual funds	6,630.19	9,293.98
Investments in equity shares	13,275.00	12,224.77
Investment in Invit	189.90	-
Investment in bonds	159.15	169.17
<b>Total</b>	<b>35,860.31</b>	<b>31,512.23</b>
<b>Financial liabilities</b>		
<b>At Amortised cost</b>		
Borrowings	36,358.00	56,947.13
Trade payables	1,828.97	1,105.52
Other Financial liabilities	21,252.41	867.99
<b>Total</b>	<b>59,439.38</b>	<b>58,920.65</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## ii) Fair Value Measurements (Ind AS 113):

The fair values of the Financial Assets and Liabilities are included at the amount, at which instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company uses the following hierarchy for determining and disclosing the fair value of financial

instruments based on the input that is significant to the fair value measurement as a whole :

Level 1 : This hierarchy uses quoted (unadjusted) prices in active markets for identical assets or liabilities. The fair value of all Equity Shares which are traded on the stock exchanges, is valued using the closing price at the reporting date.

Level 2 : The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on company specific estimates. The mutual fund units are valued using the closing Net Asset Value.

If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3 : If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3

₹ in lakhs

Particulars	Fair Values	
	As at 31st March, 2023	As at 31st March, 2022
<b>Financial Assets at Fair Value through Profit and Loss</b>		
Investments in equity shares and mutual funds (Level 1)	19,523.44	12,297.16
Investments in equity shares (Level 3)	11,746.44	10,921.44
<b>Total</b>	<b>31,269.88</b>	<b>23,218.60</b>

The management assessed that cash and bank balances, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

During the reporting period ending 31st March, 2023 and 31st March, 2022, there was no transfer between level 1 and level 2 fair value measurement.

**Key Inputs for Level 1 and 2 Fair valuation Technique:**

1. Listed Equity Investments (other than Subsidiaries, Joint Ventures and Associates): Quoted Bid Price on Stock Exchange (Level 1).

## Notes to Standalone Financial Statements for the year ended 31st March, 2023.

**38 Financial Risk Management Objectives (Ind AS 107)**

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework.

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. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The key risks and mitigating actions are also placed before the Audit Committee of the Company.

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

- A) Credit Risk;
- B) Liquidity Risk;
- C) Market Risk; and
- D) Interest Rate Risk

**A Credit Risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Credit risk arises primarily from financial assets such as trade receivables, investments in mutual funds, equity shares, other balances with banks, loans and other receivables.

**Trade and Other Receivables**

Customer credit is managed as per the Company's established policies, procedures and control relating to customer credit risk management.

An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The Company does not hold collateral as security. The Company has no concentration of credit risk as the customer base is widely distributed both economically and geographically.

The Company measures the expected credit loss of trade receivables based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on actual credit loss experience and past trends.

**The following table provides information about the exposure to credit risk and Expected Credit Loss Allowance for trade and other receivables:**

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
0-180 days	123.18	133.77
181-365 days	30.39	13.26
Above 365 days	392.22	531.57
<b>Total</b>	<b>545.79</b>	<b>678.60</b>

**Other Financial Assets**

The Company maintains exposure in cash and cash equivalents, investments in mutual funds and equity shares. The Company has diversified portfolio of investment with various number of counter-parties which have secure credit ratings hence the risk is reduced. Individual risk limits are set for each counter-party based on financial position, credit rating and past experience. Credit limits and concentration of exposures are actively monitored by the Management of the Company.

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

**B Liquidity Risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

Liquidity risk is managed by Company through effective fund management. The Company's principal sources of liquidity are cash and cash equivalents, investments and the cash flow that is generated from operations. The Company believes that current cash and cash equivalents, tied up borrowing lines and cash flow that is generated from operations is sufficient to meet requirements. Accordingly, liquidity risk is perceived to be low.

The following are the remaining contractual maturities of financial liabilities at the reporting date. Amounts disclosed are the contractual un-discounted cash flows.

**Maturity Analysis of Significant Financial Liabilities**

₹ in lakhs

Particulars	As at 31st March, 2023			As at 31st March, 2022		
	Carrying amount	Contractual cash flows		Carrying amount	Contractual cash flows	
		upto 1 year	More than 1 year		upto 1 year	More than 1 year
<b>Financial liabilities</b>						
Borrowings (including Current Maturities of Long-Term Debts)	56,947.13	20,589.13	36,358.00	56,947.13	-	56,947.13
Trade and other payables	1,828.97	1,828.97	-	1,105.52	1,105.52	-
Other Financial Liabilities	663.28	663.28	-	867.99	867.99	-
<b>Total</b>	<b>59,439.38</b>	<b>23,081.38</b>	<b>36,358.00</b>	<b>58,920.64</b>	<b>1,973.51</b>	<b>56,947.13</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023.

**C Market Risk**

Market Risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and price risk.

**I Currency Risk**

The Company is not exposed to currency risk on account of its operating and financing activities. The functional currency of the Company is Indian Rupee.

The Company do not use derivative financial instruments for trading or speculative purposes.

**II Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in prevailing market interest rates. The Company's exposure to the risk due to changes in interest rates relates primarily to the Company's long-term borrowings in with floating interest rates. The Company constantly monitors the credit markets and revisits its financing strategies to achieve an optimal maturity profile and financing cost.

**Interest Rate Exposure:**

₹ in lakhs

Particulars	As at 31st March, 2023			
	Total Borrowings	Floating Rate Borrowings	Fixed Rate Borrowings	Non-Interest Bearing Borrowings
Term loans (including Current Maturities of Long-Term Debts)	56,947.13	56,947.13	-	-
<b>Total</b>	<b>56,947.13</b>	<b>56,947.13</b>	<b>-</b>	<b>-</b>

₹ in lakhs

Particulars	As at 31st March, 2022			
	Total Borrowings	Floating Rate Borrowings	Fixed Rate Borrowings	Non-Interest Bearing Borrowings
Term loans (including Current Maturities of Long-Term Debts)	56,947.13	56,947.13	-	-
<b>Total</b>	<b>56,947.13</b>	<b>56,947.13</b>	<b>-</b>	<b>-</b>

**Interest Rate Sensitivities for Floating Rate Borrowings :**

₹ in lakhs

Movement in rate	Increase in interest rate by		Decrease in interest rate by	
Particulars	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
Rupee Borrowings	142.37	142.37	(142.37)	(142.37)

Interest rate sensitivity has been calculated assuming the borrowings outstanding at the reporting date have been outstanding for the entire reporting period.



## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 39 Related Party Disclosures

## 1 Relationships

## (a) Associate Company

Capricon Realty Private Limited (Formerly known as Capricon Realty Ltd)

## (b) Key Managerial Personnel

Mr. Sudhir Thackersey - Director

Mr. Raoul Thackersey - Chairman and Managing Director

Ms. Tanya Thackersey - Joint Managing Director.

Mr. Sujal Shah - Independent Director

Mr. Bhavesh Panjuani - Independent Director

Mrs. Vishwadhara Dahanukar - Independent Director (wef 1st May 2023)

Mr. Ambrish Gandhi Independent Director (wef 1st May 2023)

## (c) Entity where control exists

Thackersey Moolji & Co

## 2 Details of transactions with above Related Parties

₹ in lakhs

Nature of Transaction	Associate Company		Key Managerial Personnel & Relatives		Entity where control exists	
	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
<b>(a) Rent paid</b>						
Thackersey Moolji & Co	-	-	-	-	77.22	77.22
<b>(b) Remuneration</b>						
Mr. Raoul Thackersey	-	-	48.00	48.00	-	-
<b>(c) Sitting fees</b>						
Mr. Sudhir Thackersey	-	-	2.10	0.80	-	-
Mr. Sujal Shah	-	-	2.50	1.40	-	-
Mr. Bhavesh Panjuani	-	-	2.50	1.40	-	-
Ms. Tanya Thackersey	-	-	1.00	-	-	-
<b>(d) Interest paid</b>						
Mr. Sudhir Thackersey	-	-	0.09	0.09	-	-
Mr. Raoul Thackersey	-	-	0.09	0.09	-	-
<b>(e) Dividend Received</b>						
Capricon Realty Private Limited	140.05	56.02	-	-	-	-
<b>(f) Dividend Paid</b>						
Capricon Realty Private Limited	54.10	54.10	-	-	-	-
<b>(g) Reimbursement of Expenses</b>						
Thackersey Moolji & Co	-	-	-	-	3.83	3.83

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 3 Balances Outstanding

₹ in lakhs

Nature of Transaction	Associates Enterprises		Key Managerial Personnel		Entity where control exists	
	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
<b>(a) Investment in Shares</b> Capricon Realty Private Limited	9,892.50	9,892.50	-	-	-	-
<b>(b) Director's Current Account</b> Mr. Sudhir Thackersey Mr. Raoul Thackersey	- -	- -	1.00 1.00	1.00 1.00	- -	- -
<b>(c) Interest Payable</b> Mr. Sudhir Thackersey Mr. Raoul Thackersey	- -	- -	0.08 0.08	0.08 0.08	- -	- -

**Footnotes:**

(a) All the above transactions with related parties are made at arm's length price.

(b) Amounts outstanding are unsecured and will be settled in cash or receipts of goods and services.

(c) No expense has been recognised for the year ended 31st March, 2023 and for 31st March, 2022 for bad or doubtful trade receivables in respect of amounts owed by related parties.

(d) The remuneration of directors and Key Management Personnel (KMP) is determined by the Nomination and Remuneration Committee having regard to the performance of individuals and market trends. As the liabilities for the defined benefit plans and other long term benefits are provided on actuarial basis for the Company, the amount pertaining to KMP are not included above.

**Notes :**

- a. The above excludes payment of Dividend to directors.
- b. Related Party information is as identified by the Company and relied upon by the Auditors.

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

**40 Employee Benefits****A Defined Contribution Plans:**

The Company does not have any Defined Contribution Plans.

**B Defined Benefit Plans:**

The Company has a defined benefit gratuity plan in India (unfunded). The Company's defined benefit gratuity plan is a final salary plan for employees. Gratuity is paid from Company as and when it becomes due and is paid as per company scheme for Gratuity.

**Reconciliation in Present Value of Obligations (PVO)**

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Present value of Defined Benefit Obligation at the Beginning of the Period	75.14	69.94
Interest cost	5.45	4.76
Current Service Cost	5.99	7.61
Past Service Cost	-	-
Benefits paid	-	(1.39)
Benefits Paid from the Fund	-	-
Net Actuarial Gain	(22.04)	(5.78)
<b>Present value of Defined Benefit Obligation at the End of the Period</b>	<b>64.54</b>	<b>75.14</b>
Fair value of plan assets	-	-
<b>Net liability recognized in Balance Sheet</b>	<b>64.54</b>	<b>75.14</b>
<b>Actuarial Assumptions</b>		
Mortality Table	Indian Assured Lives Mortality (2012-14) Ultimate	Indian Assured Lives Mortality (2006-08) Ultimate
Discount Rate (per annum)	7.50%	7.25%
Salary Escalation	8.00%	8.00%

**Net Liabilities / (Assets) recognised in the balance sheet:**

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Present value of Defined Benefit Obligation	64.54	75.14
<b>Total</b>	<b>64.54</b>	<b>75.14</b>

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## Amount recognised in Statement of Profit and Loss

₹ in lakhs

Particulars	2022-23	2021-22
Current Service Costs	5.99	7.61
Net Interest Costs	5.45	4.76
Past Service Costs	(11.36)	-
<b>Total</b>	<b>0.08</b>	<b>12.37</b>

## Amount recognised in Other Comprehensive Income (OCI)

₹ in lakhs

Particulars	2022-23	2021-22
Actuarial (gains) / losses on obligation for the period	(10.68)	(5.78)
<b>Total</b>	<b>(10.68)</b>	<b>(5.78)</b>

## The expected future cash flows as at 31st March, 2023 were as follows:

₹ in lakhs

Particulars	2022-23	2021-22
1st following year	23.28	4.26
2nd following year	1.54	2.54
3rd following year	1.61	21.66
4th following year	1.69	1.37
5th following year	5.94	1.51
Sum of Years 6 to 10	9.04	11.33
Sum of Years 11 & Above	114.69	204.48

## Sensitivity Analysis

₹ in lakhs

Particulars	2022-23	2021-22
Defined benefit obligation	64.54	75.14
<u>Change in rate of discounting</u>		
Increase by 1%	(4.81)	(7.92)
Decrease by 1%	5.79	9.81
<u>Change in rate of salary increase</u>		
Increase by 1%	2.42	9.63
Decrease by 1%	(2.98)	(7.93)
<u>Change in rate of employee turnover</u>		
Increase by 1%	1.72	(0.74)
Decrease by 1%	(2.06)	0.87

The above details include payments for Key managerial personnel's (KMP's) compensation.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023****Risks associated with defined benefit plan:****(i) Interest Rate Risk:**

A fall in the discount rate which is linked to the government securities will increase the present value of the liability requiring higher provision.

**(ii) Salary Risk:**

The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

**(iii) Asset Liability Matching Risk:**

The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.

**(iv) Mortality Risk:**

Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

**Note:**

The estimates of rate of escalation in salary considered in actuarial valuation take into account Inflation, seniority, promotion and other relevant factors including supply and demand in Employment market. The above information is certified by the actuary.

**Leave Encashment**

The liability towards leave encashment as on 31<sup>st</sup> March, 2023 as per actuarial valuation is ₹27.73 lakhs (31st March, 2022 : ₹ 33.12 lakhs), which has been duly provided for.

**Notes to Standalone Financial Statements for the year ended 31st March, 2023**

**41 Ratios**

Particulars	Numerator	Denominator	F.Y.2023	F.Y. 2022	% Variance	Reason for
(a) Current Ratio	Current Assets	Current liabilities	6.98	68.79	-90%	Decrease due to repayment of loan in FY 23-24
(b) Debt-Equity Ratio	Total debt	Shareholder's Equity	404.37%	662.64%	-39%	
(c) Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	1.13	1.16	-3%	
(d) Return on Equity Ratio	PAT	Average equity	0.07	0.07	-9%	Increase due to increase in income earned from investment
(e) Inventory turnover ratio	Sales	Average Inventory	NA	NA	-	Not applicable
(f) Trade Receivables turnover ratio	Net sales	Average trade receivable	NA	NA	-	Not applicable, since there is no sales during the year
(g) Trade payables turnover ratio	Net Purchases	Average trade payable	8.51	6.92	23%	Construction cost is higher than previous year
(h) Net capital turnover ratio	Net sales	Working capital	NA	NA	-	Not applicable, since there is no sales during the year
(i) Net profit ratio	PAT	Net sales	NA	NA	-	Not applicable, since there is no sales during the year
(j) Return on Capital employed	EBIT	capital employed	11.03%	8.66%	27%	Increase due to increase in income earned from investment
(k) Return on investment	Income from Investment	Average Investment	7.76%	3.47%	124%	Increase due to increase in income earned from investment

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

## 42 Contingent Liabilities not provided for:

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>(a) Claims against the company not acknowledged as debt;</b>		
Claims against the Company not acknowledged as debts on account of disputed damages levied by Employees' Provident Fund Organisation (as taken over in accordance with the Sanctioned Scheme of BIFR – Refer Note no. 48)	2.37	2.37
Claims against the Company not acknowledged as debts on account of disputed damages levied by Employees' Provident Fund Organisation (as taken over in accordance with the Sanctioned Scheme of BIFR – Refer item Note no. 48)	209.36	209.36
<b>(b) Other money for which the company is contingently liable</b>		
The Income-Tax demands in respect of earlier years under dispute are pending in appeal before higher authorities.	578.83	464.66

## 43 CSR Expenditure

a) Gross amount required to be spent by the Company during the year ₹ 20.01 lakhs (31st March, 2022 : ₹ 22.63 lakhs)

b) Amount spent during the year

₹ in lakhs

Particulars	For the year ended 31st March, 2023			For the year ended 31st March, 2022		
	Paid before the year end	Yet to be paid	Total	Paid before the year end	Yet to be paid	Total
Construction / acquisition of any asset	-	-	-	-	-	-
On purposes other than (i) above	20.02	-	20.02	23.00	-	23.00





**Notes to Standalone Financial Statements for the year ended 31st March, 2023**

3) The Company has also agreed to permit M/s. Dreamz Dwellers LLP an associate firm of the Development Manager, M/s. Kingmaker Developers Private Limited to avail loan up-to ₹ 100 crores, from HDFC, to finance purchase of flats from the existing flat purchasers who may desire to exit the project by cancelling their bookings of such flats sold by the Company and / or by the Developer, against the security, inter alia, of the said purchased flats, by creating a registered mortgage charge in favour of HDFC on the said flats, together with the undivided share in the land proportionate to such flats.

Out of the loan of ₹ 100 Crores granted to Dreamz Dwellers LLP, the charge for which has already been created by the Company by filing the necessary forms with the Registrar of Companies (ROC) as mentioned above, as and when Dreamz Dwellers LLP settles the claims of Allottees of flats either out of Developer's share or Company's share, the Company is required to create mortgage for such flats, which are settled by Dreamz, and to subsequently file the Modification of Charge with Registrar of Companies (ROC) for such mortgage of additional security. The Dreamz Dwellers LLP has settled the claims of certain Allottees and accordingly, the Company has created a mortgage by way of Unilateral Indenture of Mortgage for Creation of Additional Security dated 23.02.2021 by mortgaging proportionate undivided share in the underlying land in proportion to the aggregated RERA Carpet area 4512 sq. ft. of Flat Nos. A-3004, C-A-1403 and C-B-2201, all 3 flats out of Developer's share. The Company has further created a mortgage by way of Unilateral Indenture of Mortgage for Additional Security dated 06.10.2021 by mortgaging the Flat No. B-3103, out of its share, along with the proportionate undivided share in the underlying land. However, the filing of Modification of Charge with (ROC) for the aforesaid Mortgages dated 23.02.2021 and 06.10.2021 were pending and the company has filed necessary application for condonation of delay for filing modification such charges.

4) The Company has also agreed to permit M/s. Credence Property Developers Private Limited an Group company of the Development Manager, M/s. Kingmaker Developers Private Limited to avail loan up-to ₹125 crores from HDFC for the purpose of project.

Under the Registered Mortgage of 127 identified flats, mentioned in note 44(I) above, the Company has agreed to offer the said security as a "Cross Collateral Security" to the new construction finance loan up to ₹250 crores obtained by the Developer & the loan of ₹100 crores obtained by M/s. Dreamz Dwellers LLP mentioned in 2) , 3) & 4) above, during the previous year HDFC aquired 17 Flats from 127 identified flats mortgaged to HDFC from company's share of unit against the said loan of ₹550 crores.

5) The Company has also agreed to permit the Developer to avail the construction finance upto ₹ 300 Crores from HDFC Limited vide registered Unilateral Indenture of Mortgage dated 15.06.2022 secured by the mortgage of unsold flats / saleable area due to the Developer along with the proportionate undivided interest in the underlying Land and also the exclusive charge on the receivables from the sold flats out of the Developer's share. Further, the said loan of ₹ 300 Crores is secured by way of "Cross Collateral" of unsold Identified Flats of the Company.

## Notes to Standalone Financial Statements for the year ended 31st March, 2023

**45 Particulars of funds lying with RERA Bank Account:**

Out of ₹ 621.34 Lakhs ( Previous year : ₹ 5,648.83 Lakhs ) In RERA Account, ₹ 585.10 Lakhs (Previous year : ₹ 4,756.11 Lakhs ), are in RERA Accounts of HDFC Bank Ltd. There is a lien of HDFC Ltd for the aforesaid amount lying in the bank accounts for the outstanding loan of HDFC Ltd (Refer Note no. 11 & 18).

**46 Leases**

The lease expense for cancellable and non-cancellable operating leases was ₹77.38 lakh (Previous year ₹ 77.38 lakh) for the year ended March 31, 2023.

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

**47 Estimated amount of Contracts remaining to be executed**

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Estimated amount of contracts remaining to be executed on capital account and not provided for	2,867	1,436
Other Commitments	35,061	47,554

**48** In terms of the Rehabilitation Scheme of The Hindoostan Spg. & Wvg. Mills Ltd. (HSWML) sanctioned by Hon'ble BIFR vide its order dated 1st April, 2004, certain assets including land at HSWML's Dadar property have been assigned at an estimated realizable value to the company and certain liabilities such as secured loans (including redemption premium payable for estimated tenure of liability), workers dues, statutory dues as per the scheme in respect of HSWML's Dadar property have been transferred to the company.

**49** The outstanding loan of ₹1,500 lacs to a Partnership Firm, represents a construction loan for the development of a land parcel owned by the said Firm, secured by a registered mortgage of the the said land parcel. The loan is further secured by a collateral security by way of personal guarantees of the partners of the firm. In view of the current conditions prevailing in the Real Estate market, the project has not taken off the ground. Consequently, the firm has not been able to pay either interest thereon or the repayment of the loan. The Company has initiated recovery proceedings against the firm & its partners. The management considers the outstanding loan as good for recovery.

**50 Foreign Exchange Earnings and Outgo:**

The company incurred expenditure in foreign currency: ₹ 2.84 Lakhs (Previous year: NIL) for the year ended March 31, 2023.

**51** The Board of Directors has recommended a normal dividend of ₹ 2,000/- (Previous year : ₹ 2000/-) per fully paid up equity share of ₹ 10/- each , subject to necessary approval from Shareholders at the forthcoming Annual General Meeting.

**52** Figures for the previous period are re-classified/ re-arranged/ re-grouped, wherever necessary, to correspond with the current period's classification and disclosures

As per our report of even date attached

For ZADN &amp; Associates

Chartered Accountants

Firm Reg. No. - 112306W

For and on behalf of the Board

Raoul Thackersey

Chairman and Managing Director

DIN : 00332211

Abuali Darukhanawala

Partner (Membership No. : 108053)

Tanya Thackersey

Joint Managing Director

DIN : 08967193

Place : Mumbai

Date : 22nd June, 2023

Place : Mumbai

Date : 22nd June, 2023

**INDEPENDENT AUDITOR'S REPORT**

To the Members of Bhishma Realty Limited

**Report on the Audit of the Consolidated Ind AS financial statements****Opinion**

We have audited the accompanying consolidated Ind AS financial statements of Bhishma Realty Limited (hereinafter referred to as "the Parent Company") and its associate (collectively referred to as "the Group"), which comprising of the consolidated Balance Sheet as at March 31, 2023, the consolidated Statement of Profit and Loss including other comprehensive income, the consolidated statement of changes in equity and consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Ind AS 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 the Indian Accounting Standards prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2023, and consolidated profit, and its consolidated cash flows for the year ended on that date.

**Basis for Opinion**

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

**Information Other than the Consolidated Ind AS financial statements and Auditor's Report Thereon**

The Parent Company's Board of Directors is responsible for the other information. The other information comprises the Directors' report.

Our opinion on the consolidated Ind AS 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 consolidated Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

**Management's Responsibility for the Consolidated Ind AS financial statements**

The Parent 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 consolidated Ind AS financial statements that give a true and fair view of the consolidated financial position, financial performance and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group including its associate 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 consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated Ind AS financial statements, the respective management and Board of Directors of the companies included in the Group 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Company included in the Group are also responsible for overseeing the Group financial reporting process.

**Auditor's Responsibilities for the Audit of the Consolidated Ind AS financial statements**

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS 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 consolidated Ind AS 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 consolidated Ind AS 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 Companies Act, 2013, 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 Group'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 consolidated Ind AS 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 Group as well as associate to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors.

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 consolidated Ind AS 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, 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 purpose of our audit of the aforesaid consolidated Ind AS financial statements;
  - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors;
  - c) The consolidated Balance Sheet, the consolidated statement of Profit and Loss including the statement of other comprehensive income, the consolidated Cash flow statement and consolidated statement of changes in equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS Financial Statement;
  - d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the applicable Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Indian Accounting Standards) Rules 2015, as amended;
  - e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.

- f) With respect to the internal financial controls with reference to Consolidated Ind AS financial statements of the Parent Company, associate company and the operating effectiveness of such controls, refer to our separate Report in “Annexure A” .;
- g) In our opinion and based on the consideration of reports, the managerial remuneration for the year ended March 31, 2023 has been paid / provided by the Parent Company and associates incorporated in India to their directors in accordance with the provisions of Section 197 read with Schedule V to the Act;
- h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The consolidated financial statement disclose the impact of pending litigations on the consolidated financial position of the Group and its associate.- Refer Note 41 to the consolidated Ind AS financial statements;
  - ii. The Group and its associate 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 Group including its associates, which are companies incorporated in India.
  - iv.
    - (a) The management of the Parent Company and its associate, whose Ind AS financial statement have been audited under the Act, have represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Parent Company or its associate to or in any other person or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Parent Company or its associate (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
    - (b) The management of the Parent Company and its associate whose Ind AS financial statement have been audited under the Act, have represented that, to the best of its knowledge and belief, no funds have been received by the Parent Company or its associate from any person or entity, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Parent Company or its associate shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
    - (c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
  - v. As stated in Note 50 to the Ind AS Financial Statements, the Board of Directors of the Parent Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.

- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of accounts using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company and its associates with effect from April 01, 2023 and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For **ZADN & Associates**

Chartered Accountants

Firm Registration No. 112306W

**Abuali Darukhanawala**

Partner

Membership No.:108053

UDIN: 23108053BGUQCD8177

Place: Mumbai

Date: June 22, 2023

**Annexure A to the Independent Auditor's Report of even date on the Consolidated Ind AS financial statements of Bhishma Realty Limited**

[Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

**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 with reference to consolidated Ind AS financial statements of Bhishma Realty Limited ("the Parent Company") as of March 31, 2023 in conjunction with our audit of the consolidated Ind AS financial statements of the Parent company and its associate for the year ended on that date.

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

The Parent Company and its Associate company's Management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to Consolidated Ind AS financial statements criteria established by the Parent 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) (the "Guidance Note"). 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 respective 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.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Consolidated Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 internal financial controls with reference to consolidated Ind AS financial statements 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 internal financial controls with reference to consolidated Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated Ind AS financial statements included obtaining an understanding of internal financial controls with reference to consolidated Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated Ind AS 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 Parent Company and its Associate's internal financial controls with reference to consolidated Ind AS financial statements.

**Meaning of Internal Financial Controls With Reference to Consolidated Ind AS financial statements**

A Company's internal financial control with reference to consolidated Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal



financial control with reference to consolidated Ind AS financial statements 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 consolidated Ind AS 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 consolidated Ind AS financial statements.

**Inherent Limitations of Internal Financial Controls With Reference to Consolidated Ind AS financial statements**

Because of the inherent limitations of internal financial controls with reference to consolidated Ind AS financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to consolidated Ind AS financial statements to future periods are subject to the risk that the internal financial control with reference to consolidated Ind AS financial statements 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 Parent Company and its Associate has, in all material respects, an internal financial controls with reference to consolidated Ind AS financial statements and such internal financial controls with reference to consolidated Ind AS financial statements were operating effectively as at March 31, 2023, based on the internal control with reference to consolidated Ind AS financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For **ZADN & Associates**

Chartered Accountants

Firm Registration No. 112306W

**Abuali Darukhanawala**

Partner

Membership No.:108053

UDIN: 23108053BGUQCD8177

Place: Mumbai

Date: June 22, 2023

## Consolidated Balance Sheet as at 31st March, 2023

₹ in lakhs

	Particulars	Note No.	As at 31st March, 2023	As at 31st March, 2022
I	<b>ASSETS</b>			
(1)	<b>Non-current assets</b>			
	(a) Property, plant and equipment	2	311.16	183.12
	(b) Capital work-in-progress	3	3,638.96	3,678.43
	(c) Investment property	4	1,471.08	1,546.39
	(d) Goodwill		1,592.62	1,592.62
	(e) Right of use assets	2(i)	40.68	110.07
	(f) <u>Financial assets</u>			
	(i) Investments	5	29,448.10	22,112.95
	(g) Other non-current assets	6	5,446.72	3,713.38
	<b>Total Non-Current Assets</b>		<b>41,949.32</b>	<b>32,936.95</b>
(2)	<b>Current assets</b>			
	(a) Inventories	7	1,39,677.69	1,20,441.50
	(b) <u>Financial assets</u>			
	(i) Investments	8	15,535.43	9,582.18
	(ii) Trade receivables	9	545.79	678.59
	(iii) Cash and cash equivalents	10	1,256.22	243.54
	(iv) Bank balances other than (iii) above	11	626.87	5,654.86
	(v) Loans	12	1,500.00	1,500.00
	(vi) Others financial assets	13	661.55	216.65
	(c) Deferred tax assets (net)	14	101.62	51.33
	(d) Current tax asset (net)	15	987.77	831.81
	(e) Other current assets	16	799.15	360.61
	<b>Total current assets</b>		<b>1,61,692.09</b>	<b>1,39,561.07</b>
	<b>Total Assets</b>		<b>2,03,641.41</b>	<b>1,72,498.02</b>
II	<b>EQUITY AND LIABILITIES</b>			
	<b>Equity</b>			
	(a) Equity Share capital	17	0.99	0.99
	(b) Other Equity	18	24,296.56	18,561.69
	<b>Total Equity</b>		<b>24,297.55</b>	<b>18,562.69</b>
	<b>Liabilities</b>			
(1)	<b>Non-Current Liabilities</b>			
	(a) <u>Financial Liabilities</u>			
	(i) Borrowings	19	36,358.00	56,947.13
	(ii) Lease Liabilities	20	-	43.94
	(iii) Other Financial Liabilities	21	45.20	42.05
	(b) Provisions	22	71.55	103.23
	(c) Other non-current liabilities	23	1,19,713.42	94,773.57
	<b>Total Non-Current Liabilities</b>		<b>1,56,188.17</b>	<b>1,51,909.92</b>
(2)	<b>Current Liabilities</b>			
	(a) <u>Financial Liabilities</u>			
	(i) Trade payables	24	1,828.97	1,105.52
	(ii) Other Financial Liabilities	25	21,207.21	825.95
	(iii) Lease Liabilities	19	43.94	71.00
	(b) Provisions	26	22.43	7.06
	(c) Other current liabilities	27	53.14	15.89
	<b>Total Current Liabilities</b>		<b>23,155.69</b>	<b>2,025.42</b>
	<b>Total Equity and Liabilities</b>		<b>2,03,641.41</b>	<b>1,72,498.02</b>

Significant Accounting Policies

1

Other Notes to Accounts

2-51

Notes referred to above and notes attached thereto form an integral part of Balance Sheet

As per our report of even date attached

**For ZADN & Associates**

Chartered Accountants.

Firm Reg. No. - 112306W

**For and on behalf of the Board**

Raoul Thackersey

**Chairman and Managing Director**

DIN : 00332211

**Abuali Darukhanawala**

Partner (Membership No. : 108053)

Tanya Thackersey

**Joint Managing Director**

DIN : 08967193

Place : Mumbai

Date : 22nd June, 2023

Place : Mumbai

Date : 22nd June, 2023

## Consolidated Statement of Profit and Loss for the year ended 31st March, 2023

₹ in lakhs

	Particulars	Note No.	For the year ended 31st March, 2023	For the year ended 31st March, 2022
I	Other Income	28	2,239.38	864.64
	<b>Total Income</b>		<b>2,239.38</b>	<b>864.64</b>
II	<b>EXPENSES</b>			
	(a) Construction expenses	29	12,493.10	19,531.12
	(b) Changes in inventories	30	(19,236.20)	(24,935.02)
	(c) Employee benefits expense	31	257.63	262.62
	(d) Finance costs	32	6,350.96	5,019.95
	(e) Depreciation and amortization expense	33	220.64	188.04
	(f) Other expenses	34	1,229.02	143.66
	<b>Total Expenses (a to f)</b>		<b>1,315.15</b>	<b>210.37</b>
III	<b>Profit before tax (I-II)</b>		<b>924.23</b>	<b>654.27</b>
IV	<b>Tax expense:</b>	35		
	Current tax		390.00	110.00
	Deferred tax		(52.98)	(66.76)
	<b>Total tax expense</b>		<b>337.02</b>	<b>43.24</b>
V	<b>Share of Profit in Associate Company</b>		<b>5,337.51</b>	<b>9,783.19</b>
VI	<b>Profit for the year (III-IV+V)</b>		<b>5,924.72</b>	<b>10,394.22</b>
VII	<b>Other Comprehensive Income ('OCI')</b>			
	(i) Items that will not be reclassified to profit or loss			
	- Remeasurement of defined benefit plan		10.68	4.05
	(ii) Income tax relating to items that will not be reclassified to profit or loss		(2.69)	(1.02)
VIII	<b>Total comprehensive income for the year (VI+VII)</b>		<b>7.99</b>	<b>3.04</b>
IX	<b>Consolidated Profit for the year</b>		<b>5,932.72</b>	<b>10,397.26</b>
X	<b>Earnings per equity share</b>	36		
	- Basic and Diluted (face value ₹ 10/-)		59,894.05	1,05,076.83

Significant Accounting Policies

1

Other Notes to Accounts

2-51

Notes referred to above and notes attached thereto form an integral part of Statement of Profit and Loss

As per our report of even date attached

For and on behalf of the Board

For ZADN &amp; Associates

Chartered Accountants.

Firm Reg. No. - 112306W

Raoul Thackersey

Chairman and Managing Director

DIN : 00332211

Abuali Darukhanawala

Partner (Membership No. : 108053)

Tanya Thackersey

Joint Managing Director

DIN : 08967193

Place : Mumbai

Place : Mumbai

Date : 22nd June, 2023

Date : 22nd June, 2023

## Statement of changes in Equity for the year ended 31st March, 2023

## a. Equity Share Capital

₹ in lakhs

Particulars	Amount
Balance as at 1st April, 2021	0.99
Changes in equity share capital	-
Balance as at 31st March, 2022	0.99
Changes in equity share capital	-
Balance as at 31st March, 2023	0.99

## b. Other Equity

₹ in lakhs

Particulars	Reserves and surplus			Other Comprehensive Income	Total Equity
	Capital Redemption Reserve	General Reserve	Retained Earnings		
As at 31st March, 2021	5.01	1,069.40	7,102.25	2.43	8,178.09
Profit for the year 2021-22	-	-	611.03	3.03	614.06
Addition / (Deletions) during the year	-	-	(1.38)	-	(1.38)
Dividend	-	-	(197.84)	-	(197.84)
As at 31st March, 2022	5.01	1,069.40	7,514.06	5.46	8,592.93
Addition / (Deletions) during the year	-	-	-	-	-
Profit for the year 2022-23	-	-	5,924.72	7.99	5,932.72
Dividend	-	-	(197.84)	-	(197.84)
As at 31st March, 2023	5.01	1,069.40	13,240.95	13.45	14,327.81

## Significant Accounting Policies

## Other Notes to Accounts

2-51

Notes referred to above and notes attached thereto form an integral part of Balance Sheet

As per our report of even date attached

## For ZADN &amp; Associates

Chartered Accountants.

Firm Reg. No. - 112306W

For and on behalf of the Board

Raoul Thackersey

Chairman and Managing Director

DIN : 00332211

## Abuali Darukhanawala

Partner (Membership No. : 108053)

Tanya Thackersey

Joint Managing Director

DIN : 08967193

Place : Mumbai

Place : Mumbai

Date : 22nd June .2023

Date : 22nd June .2023

Consolidated Cash Flows Statement for the year ended 31st March, 2023

₹ in lakhs

Particulars		For the year ended 31st March, 2023		For the year ended 31st March, 2022	
<b>A</b>	<b>Cash flow from operating activities</b>				
	Profit before tax		6,261.74		10,437.46
	<b>Adjustments for:</b>				
	Finance costs	6,350.96		5,019.95	
	Depreciation and amortisation expenses	220.64		188.05	
	Interest income	(708.89)		(128.69)	
	Profit on sale of PPE	-		(3.57)	
	Remeasurement of defined benefit liabilities	7.99		3.03	
	(Gain) / Loss on fair valuation of investment	1,012.92		(196.89)	
	Gain on sale of investments	(1,184.31)		(326.89)	
	Dividend Income	(225.92)		(105.17)	
	Interest component on Deposit	(1.62)		(14.27)	
	Share of profit from Associate	(5,337.51)		(9,783.19)	
	Lease Rent	-		(77.22)	
	Investment Related Expenses	3.55		10.58	
			137.81		(5,414.28)
	<b>Operating profit before working capital changes</b>		<b>6,399.55</b>		<b>5,023.18</b>
	<b>Movements in working capital:</b>				
	<b>Adjustments for (increase)/decrease in operating assets:</b>				
	Trade receivables	132.80		30.67	
	Inventories	(19,236.20)		(24,935.01)	
	Other non current assets	(1,733.33)		(2,609.53)	
	Other current assets	(438.56)		3,564.33	
	Other current financial assets	(19.87)		(0.09)	
	<b>Adjustments for increase/(decrease) in operating liabilities:</b>				
	Trade payables	723.45		(3,437.58)	
	Borrowings	-		1,109.88	
	Other non current liabilities	24,939.84		34,840.06	
	Other Non current financial liabilities	4.77		56.31	
	Other current financial liabilities	(608.52)		345.82	
	Other current liabilities	26.70		1.63	
	Provisions	(13.65)		14.58	
	<b>Cash utilised from operations</b>	<b>3,777.43</b>	<b>10,176.98</b>	<b>8,981.06</b>	<b>14,004.24</b>
	Direct taxes paid (net)		(545.96)		(514.84)
	<b>Net Cash Generated from operating activities (A)</b>		<b>9,631.02</b>		<b>13,489.41</b>
<b>B</b>	<b>Cash flows from investing activities</b>				
	Purchase of property, plant and equipment	39.40		(288.89)	
	Sale of property, plant and equipment	-		6.00	
	Purchase of non current investments	(7,779.44)		(12,190.19)	
	Proceeds from sale of investments			9,557.48	
	Interest income	283.85		254.58	
	Investment Related expenses	(3.55)		(10.58)	
	Dividend Income	225.92		105.17	
	<b>Net cash (used from) investing activities (B)</b>		<b>(7,233.82)</b>		<b>(2,566.43)</b>
<b>C</b>	<b>Cash flow from financing activities</b>				
	Interest paid	(6,225.21)		(6,456.27)	
	Dividend paid	(187.29)		(198.99)	
	<b>Net cash (used in) financing activities (C)</b>		<b>(6,412.50)</b>		<b>(6,655.26)</b>
<b>D</b>	<b>Net (decrease) /increase in Cash And Cash Equivalents [(A) + (B) + (C)]</b>		<b>(4,015.30)</b>		<b>4,267.71</b>
	<b>Cash And Cash Equivalents At The Beginning Of The Year</b>				
	Balances with banks in current accounts, earmarked balances and deposit accounts		5,897.19		1,630.18
	Cash on hand		1.21		0.54
	<b>Cash And Cash Equivalents As Per Note 10 And 11</b>		<b>5,898.40</b>		<b>1,630.72</b>
	<b>Cash And Cash Equivalents At The End Of The Year</b>				
	Balances with banks in current accounts, earmarked balances and deposit accounts		1,882.17		5,897.19
	Cash on hand		0.92		1.21
	<b>Cash And Cash Equivalents As Per Note 10 And 11</b>		<b>1,883.09</b>		<b>5,898.40</b>

**Notes:**

- Components of Cash and Cash equivalents includes Cash and Bank balances in Current Accounts.
- The Cash flow statement has been prepared under the "Indirect Method" as set out in Ind AS 7 "Cash Flow Statement"
- In Part A of the Cash flow statement, figures in brackets indicate deductions made from the net profit for deriving the net cash flow from operating activities. Part B and Part C figures in brackets indicate cash outflows.

**Significant Accounting Policies**

**Other Notes to Accounts**

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Notes referred to above and notes attached thereto form an integral part of Balance Sheet

**As per our report of even date attached**

For ZADN & Associates  
Chartered Accountants.  
Firm Reg. No. - 112306W

**For and on behalf of the Board**

Raoul Thackersey  
Chairman and Managing Director  
DIN : 00332211

Abuali Darukhanawala  
Partner (Membership No. : 108053)

Tanya Thackersey  
Joint Managing Director  
DIN : 08967193  
Place : Mumbai  
Date : 22nd June,2023

Place : Mumbai  
Date : 22nd June,2023

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023****CORPORATE INFORMATION:**

Bhishma Realty Limited ('BRL' or 'the Group') is a limited Group incorporated and domiciled in India. The consolidated financial statements ('CFS') comprises financial statements of the Group together with its associate (collectively referred to as the 'Group') for the year ended March 31, 2023 and has its registered office at Sir Vithaldas Chambers, 16, Mumbai Samachar Marg, Fort, Mumbai - 400 001.

The Group is in the business of Real Estate Development.

**1 BASIS OF COMPLAINE, BASIS OF PREPARATION, CRITICAL ACCOUNTING ESTIMATES, ASSUMPTIONS AND JUDGEMENTS AND SIGNIFICANT ACCOUNTING POLICIES****I Basis of Compliance:**

The consolidated financial statements of the Group have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under the Companies (Indian Accounting Standards) Rules 2015 (as amended) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, as applicable to the CFS.

The consolidated financial statements have been prepared on a 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.

All assets and liabilities have been classified as current or non-current as per the Group's normal operating cycle and other criteria set out in the Schedule III to the Act. The Group's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals.

The consolidated financial statements are presented in Indian Rupee ("INR") and all values are presented in INR Lakh and rounded off to the extent of 2 decimals, except when otherwise indicated

The Consolidated Financial Statements of the Group for the year ended 31st March, 2023 were approved for issue in accordance with a resolution of the Board of Directors in its meeting held on 22nd June, 2023.

**II Basis of consolidation:**

The consolidated financial statements comprise of financial statements of the Group and its Associates for which the Group fulfils the criteria pursuant to Ind AS 110 and Associates within the scope of Ind AS 27

The Financial Statements of the associate are drawn up to March 31, 2023

Name of the Group	Country of Incorporation	Nature of Relation	%Holding
Capricon Realty Private Limited	India	Associate	31.13%

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023****III Business combinations and Goodwill:**

The Group applies the acquisition method in accounting for business combinations for the businesses which are not under common control. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

(i) Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.

(ii) Potential tax effects of temporary differences and carry forwards of an acquiree that exist at the acquisition date or arise as a result of the acquisition are accounted in accordance with Ind AS 12.

(iii) Liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.

(iv) Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.

(v) Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right

All amounts disclosed in the financial statements and notes have been rounded off to the nearest Rupees in lakhs as per the requirement of Schedule III, unless otherwise stated.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of Ind AS 109 Financial Instruments, is measured at fair value with changes in fair value recognised in profit or loss. If the contingent consideration is not within the scope of Ind AS 109, it is measured in accordance with the appropriate Ind AS. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates and its subsequent settlement is accounted for within equity.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023**

Goodwill is measured as excess of the aggregate of the fair value of the consideration transferred, the amount recognised for non-controlling interests, and fair value of any previous interest held, over the fair value of the net of identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through other comprehensive income.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

A cash generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

Where goodwill has been allocated to a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted through goodwill during the measurement period, or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognized at that date. These adjustments are called as measurement period adjustments. The measurement period does not exceed one year from the acquisition date.



## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**IV Use of Judgements and Estimates:**

The preparation of Standalone financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and underlying assumptions are reviewed at each reporting date. Any revision to accounting estimates and assumptions are recognised prospectively i.e. recognised in the period in which the estimate is revised and future periods affected.

**i. Significant Management Judgements:****a) Operating lease contracts – the Group as lessor:**

The Group has entered into leases of its investment properties. The Group has determined based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the leases as operating leases.

**b) Recognition of Deferred Tax Assets:**

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the Group's future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdiction.

**ii. Estimates and Assumptions:****a) Classification of assets and liabilities into current and non-current:**

The management classifies the assets and liabilities into current and non-current categories based on the operating cycle of the respective business / projects.

**b) Impairment of Assets:**

In assessing impairment, management estimates the recoverable amounts of each asset or Cash Generating Unit (CGU) (in case of non-financial assets) based on expected future cash flows and uses an estimated interest rate to discount them. Estimation relates to assumptions about future cash flows and the determination of a suitable discount rate.

**c) Useful lives of depreciable /amortisable ( Property, Plant and Equipment's, Intangible assets Assets and Investment Property ):**

Management reviews its estimate of the useful lives of depreciable / amortisable assets at each reporting date, based on the expected usage of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the usage of certain assets.

**d) Inventories:**

Inventory is stated at the lower of cost or net realisable value (NRV).

NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Group based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

**e) Defined Benefit Obligation (DBO):**

The cost of defined benefit gratuity plan and the present value of the gratuity obligation along with leave salary are determined using actuarial valuations. An actuarial valuation involves making various assumptions such as standard rates of inflation, mortality, discount rate, attrition rates and anticipation of future salary increases. 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.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023****f) Fair Value Measurements:**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

**V Property, Plant and Equipment (PPE)****i. Recognition and Initial Measurement:**

**a)** Property, plant and equipment are stated at cost net of accumulated depreciation and accumulated impairment loss, if any.

**b)** The initial cost of an asset comprises its purchase price, borrowings costs (including import duties and non-refundable taxes), any costs directly attributable to bringing the asset into the location and condition necessary for it to be capable of operating in the manner intended by the management, the initial estimate of an decommissioning obligation, if any, and, borrowing cost for qualifying assets (i.e. assets that necessarily take a substantial period of time to get ready for their intended use).

**ii. Subsequent Measurement (depreciation and useful lives):**

**a)** Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Statement of Profit and Loss during the period in which they are incurred.

**b)** Depreciation is provided on a pro-rata basis on written down value method based on estimated useful life prescribed under Schedule II to the Act.

**c)** The residual values and useful lives of property, plant and equipment are reviewed at each financial year end and changes, if any, are accounted in the line with revisions to accounting estimates.

**d)** Leasehold land is amortised over the primary lease period. Other assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and useful lives.

**iii. De-recognition:**

PPE are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the statement of profit and loss in the period of de-recognition.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**VI Investment Property****i. Recognition and Initial Measurement:**

Investment property is property (land or a building - or part of a building - or both) held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in production or supply of goods or services or for administrative purposes.

Investment Property are stated at cost net of accumulated depreciation and accumulated impairment loss, if any.

**ii. Subsequent Measurement (depreciation and useful lives):**

a) Investment properties are stated at cost net of accumulated depreciation and accumulated impairment losses, if any.

b) Depreciation on building is provided over its useful life using written down value method. These useful life determined are in line with the useful lives as prescribed in the Schedule II of the Act.

**iii. De-recognition:**

Any gain or loss on disposal of investment property is calculated as the difference between the net proceeds from disposal and the carrying amount of the investment property is recognised in Statement of Profit and Loss.

**VII Capital Work in Progress**

Capital work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditures incurred in respect of capital projects under development and includes any attributable / allocable cost and other incidental expenses. Revenues earned, if any, from such capital project before capitalisation are adjusted against the capital work in progress.

**VIII Leases**

The Group evaluates each contract or arrangements, whether it qualifies as lease as defined under Ind AS 116

**i. Group as a Lessee:**

The Group assesses , whether the contract is, or contains, a lease at the inception of the contract or upon the modification of a contract. 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.

The Group at the commencement of the lease contract recognizes a Right-of-Use (ROU) asset at cost and corresponding lease liability, except for lease with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value ( low-value leases). For these short term and low-value leases, the Group recognizes the lease payments as an operating expenses on a straight- line basic over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Group, any lease incentives received and expected costs for obligations to dismantle and remove right -to-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right of use asset.

Right of use are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projection for the useful life.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

ii. Group as a Lessor:

In arrangements where the Group is a lessor, it determines of lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying assets to the counterparty ( the lessee) are accounted for as finance leases. Lease that do not transfer substantially all of the risk and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognise as income in the statement of profit and loss on a straight line basis over the lease term or another systematic basis. The Group applies another systematic basis if that basis is more representative of the pattern in which benefits from the use of the underlying asset is diminished.

**IX Impairment of Non-Financial Assets**

i. Non-financial assets other than inventories, deferred tax assets and non-current assets classified as held for sale are reviewed at each Balance Sheet date to determine whether there is any indication of impairment. If any indication of such impairment exists, the recoverable amount of such assets / cash generating unit is estimated and in case the carrying amount of these assets exceeds their recoverable amount, an impairment is recognised. After impairment, depreciation is provided on the revised carrying amount of the assets over its remaining useful life.

ii. The recoverable amount is the higher of the fair value less cost of disposal 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. Assessment is also done at each Balance Sheet date as to whether there is indication that an impairment loss recognised for an asset in prior accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss.

**X Inventories**i. Construction Work in Progress:

The construction work in progress is valued at lower of cost or net realisable value.

Work in Progress includes the cost of land at Dadar unit of the erstwhile The Hindoostan Spinning and Weaving Mills Ltd., assigned to the Group as per the Sanctioned Scheme. It also includes directly attributable development expenses, interest cost incurred (net of credits, if any), allocated overheads and other incidental expenses by the Group thereon.

**XI Investment in Associates**

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

The Group's investments in its associate are accounted for using the equity method. Under the equity method, the investment in an associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate or joint venture since the acquisition date. Goodwill relating to the associate is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit and loss reflects the Group's share of the results of operations of the associate . Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associate , the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associate are eliminated to the extent of the interest in the associate.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023**

If an entity's share of losses of an associate equals or exceeds its interest in the associate (which includes any long term interest that, in substance, form part of the Group's net investment in the associate ), the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate. If the associate or joint venture subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of an associate is shown on the face of the statement of profit and loss. The financial statements of the associate are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on investment in its associate . At each reporting date, the Group determines whether there is objective evidence that the investment in the associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value, and then recognises the loss as 'Share of profit of an associate ' in the statement of profit or loss. Upon loss of significant influence over the associate , the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in statement of profit or loss. With respect to investment in Joint operations, the Group recognises its direct right to the assets, liabilities, cash-generating unit retained. measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**XII Fair Value Measurements**

- i. The Group measures certain financial instruments at fair value at each reporting date.
- ii. Certain accounting policies and disclosures require the measurement of fair values, for both financial and non- financial assets and liabilities.
- iii. Fair value is the price 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 in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability also reflects its non-performance risk.
- iv. The best estimate of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique that uses only data from observable markets, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently that difference is recognised in Statement of Profit and Loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.
- v. While measuring the fair value of an asset or liability, the Group 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 technique as follows:
  - Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
  - Level 2: inputs other than quoted prices included in Level 1 that are observable for the assets or liability, either directly (i.e.as prices) or indirectly (i.e. derived from prices)
  - Level 3: inputs for the assets or liability that are not based on observable market data (unobservable inputs)
- vi. When quoted price in active market for an instrument is available, the Group measures the fair value of the instrument using that price. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.
- vii. If there is no quoted prices in an active market, then the Group uses a valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.
- viii. The Group regularly reviews significant unobservable inputs and valuation adjustments. If the third party information, such as broker quotes or pricing services, is used to measure fair values, then the Group assesses the evidence obtained from the third parties to support the conclusion that these valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which the valuations should be classified.

**XIII Financial Instruments****i. Financial Assets:**

Financial assets are recognised when the Group becomes a party to the contractual provisions of the instrument.

On initial recognition, a financial asset is recognised at fair value, in case of financial assets which are recognised at fair value through profit and loss (FVTPL), its transaction cost are recognised in the statement of profit and loss. In other cases, the transaction cost are attributed to the acquisition value of the financial asset.

Financial assets are subsequently classified as measured at

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income (FVOCI).

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

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**a) Trade Receivables and Loans:**

Trade receivables are initially recognised at fair value. Subsequently, these assets are held at amortised cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

**b) Debt Instruments:**

Debt instruments are subsequently measured at amortised cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till de-recognition on the basis of:

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset.

Measured at amortised cost:

Financial assets that are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows that are solely payments of principal and interest, are subsequently measured at amortised cost using the effective interest rate ('EIR') method less impairment, if any. The amortisation of EIR and loss arising from impairment, if any is recognised in the Statement of Profit and Loss.

Measured at fair value through other comprehensive income:

Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income measured using the EIR method and impairment losses, if any are recognised in the Statement of Profit and Loss. On de-recognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to 'other income' in the Statement of Profit and Loss.

Measured at fair value through profit or loss:

A financial asset not classified as either amortised cost or FVOCI, is classified as FVTPL. Such financial assets are measured at fair value with all change in fair value, including interest income and dividend income if any, recognised as 'other income' in the Statement of Profit and Loss.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**c) Equity Instruments:**

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as FVTPL. For all other equity instruments, the Group decides to classify the same either as fair value through other comprehensive income (FVTOCI) or FVTPL. The classification is made on initial recognition and is irrevocable. The Group makes such election on an instrument-by-instrument basis.

Fair value changes on an equity instrument is recognised as other income in the Statement of Profit and Loss unless the Group has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognised in OCI. Amounts recognised in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognised as 'other income' in the Statement of Profit and Loss.

**d) De-recognition:**

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the contractual rights to receive the cash flows from the asset.

**ii. Financial Liabilities:****a) Initial Recognition and Measurement:**

Financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortised cost unless at initial recognition, they are classified as fair value through profit and loss. In case of trade payables, they are initially recognised at fair value and subsequently, these liabilities are held at amortised cost, using the effective interest method.

**b) Subsequent Measurement:**

Financial liabilities are subsequently measured at amortised cost using the EIR method. Financial liabilities carried at fair value through profit or loss are measured at fair value with all changes in fair value recognised in the Statement of Profit and Loss.

**c) De-recognition:**

A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

**iii. 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, or to realise the assets and settle the liabilities simultaneously.



## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**XIV Revenue Recognition****i. Revenue from Real Estate Projects:**

Application money received for allotment of property to be constructed is treated as advances received from customers. Revenue in such cases is recognized on receipt of Occupation Certificate (OC), and on giving possession of Flats by completion of Building so as to make it habitable for the constructed property.

Revenue in respect of insurance/other claims, interest on application money etc, is recognized only when it is reasonably certain of realization.

Brokerage and commission is paid against application money received in respect of flats and the same is accounted as expenses on recognition of the sale of flats. Till such time, it is considered as prepaid expenses and shown under the head Loans & Advances.

**ii. Revenue from lease rentals and related income:**

Lease income is recognised in the statement of profit and loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rentals is disclosed net of indirect taxes, if any.

**iii. Interest Income:**

For all financial instruments measured at amortised cost, interest income is recognised using the effective interest rate (EIR), which is the rate that exactly discounts the estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial assets. Interest income is included in other income in the statement of profit and loss.

**iv. Dividend Income:**

Revenue is recognised when the Group's right to receive the payment is established, which is generally when shareholders approve the dividend.

**XV Employee Benefits****i. Short term employee benefits:**

Short-term employee benefits (including leave) are recognized as an expense at an undiscounted amount in the Statement of Profit and Loss of the year in which the related services are rendered.

**ii. Post-employment benefits:****a) Defined Contribution Plans**

Obligations for contributions to defined contribution plans such as provident fund are recognised as an expense in the Statement of Profit and Loss as the related service is provided.

**b) Defined Benefit Plans**

The Group's net obligation in respect of defined benefit plans such as gratuity is calculated by estimating the amount of future benefit that the employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed at each reporting period end by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Group, the recognised asset is limited to the present value of the economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The current service cost of the defined benefit plan, recognized in the Statement of Profit and Loss as part of employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments and settlements. Past service costs are recognized immediately in the Statement of Profit and Loss. The net interest is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This net interest is included in employee benefit expense in the Statement of Profit and Loss.

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023****c) Leave Policy**

Accumulated leave, which is expected to be utilized within next twelve months, is treated as short term employee benefit. The Group treats accumulated leave to be carried forward beyond twelve months as long term employee benefit for measurement purposes. Such long term compensated absences are provided for based on actuarial valuation using projected unit credit method at the year end. Actuarial gains/losses are recognized in the Statement of Profit and Loss and are not deferred.

**XVI Borrowing Costs**

- i. Borrowing costs that are attributable to the acquisition or construction of qualifying assets (i.e. an asset that necessarily takes a substantial period of time to get ready for its intended use) are capitalized as a part of the cost of such assets. Other borrowing costs are recognized as an expense in the period in which they are incurred.
- ii. Borrowing costs are capitalized as a part of project cost when the activities that are necessary to prepare the asset for its intended use or sale are in progress.

**XVII Provisions and Contingent Liabilities**

- i. Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.
- ii. The expenses relating to a provision is presented in the Statement of Profit and Loss net of reimbursements, if any.
- iii. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.
- iv. Contingent liabilities are possible obligations whose existence will only be confirmed by future events not wholly within the control of the Group, or present obligations where it is not probable that an outflow of resources will be required or the amount of the obligation cannot be measured with sufficient reliability.
- v. Contingent liabilities are not recognized in the Standalone financial statements but are disclosed unless the possibility of an outflow of economic resources is considered remote.
- vi. Contingent assets are not recognized in the Standalone financial statements.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023****XVIII Taxes on Income****i. Current Tax**

Income-tax Assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, by the end of reporting period.

Current Tax items are recognised in correlation to the underlying transaction either in the Statement of Profit and Loss, other comprehensive income or directly in equity.

**ii. Deferred tax**

Deferred tax is provided using the Balance Sheet method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets 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 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 tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred Tax items are recognised in correlation to the underlying transaction either in the Statement of Profit and Loss, Other Comprehensive Income or directly in Equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

**XIX Earnings per share**

i. Basic earnings per share are calculated by dividing the profit or loss for the period attributable to equity shareholders (after deducting preference dividends, if any, and attributable taxes) by the weighted average number of equity shares outstanding during the period.

ii. For the purpose of calculating diluted earnings per share, the profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effect of all dilutive potential equity shares.

**XX Cash and Cash equivalents**

Cash and cash equivalents in the Balance Sheet include cash at bank, cash, cheque, draft on hand and demand deposits with an original maturity of less than three months, which are subject to an insignificant risk of changes in value.

**XXI Cash Flows**

Cash flows are reported using the indirect method, where by net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities are segregated.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023**
**2 Property, Plant and Equipment**

₹ in lakhs

Particulars	Air conditioners	Computers	Furniture & Fixture	Motor car	Intangibles	Leasehold Improvement	Total
Cost as at April 1, 2022	28.80	6.00	14.87	318.42	-	-	368.09
Additions	-	0.81	19.03	-	0.07	253.50	273.41
Deletions	-	0.80	-	-	-	-	0.80
Cost as at March 31, 2023	28.80	6.01	33.90	318.42	0.07	253.50	640.70
Accumulated depreciation as at April 1, 2022	3.70	3.55	1.08	176.64	-	-	184.97
Depreciation	12.16	1.78	5.38	44.28	0.01	81.72	145.33
Disposals	-	0.76	-	-	-	-	0.76
Accumulated depreciation as at March 31, 2023	15.86	4.57	6.46	220.92	0.01	81.72	329.54
Net carrying amount as at March 31, 2023	12.94	1.44	27.44	97.50	0.06	171.78	311.16

₹ in lakhs

Particulars	Air conditioners	Computers	Furniture & Fixture	Motor car	Intangibles	Leasehold Improvement	Total
Cost as at April 1, 2021	1.06	3.15	0.61	199.97	-	-	204.79
Additions	27.74	2.85	14.26	134.38	-	-	179.23
Deletions	-	-	-	15.93	-	-	15.93
Cost as at March 31, 2022	28.80	6.00	14.87	318.42	-	-	368.09
Accumulated depreciation as at April 1, 2021	1.01	2.4	0.24	155.34	-	-	158.99
Depreciation	2.69	1.15	0.84	34.80	-	-	39.48
Disposals	-	-	-	13.50	-	-	13.50
Accumulated depreciation as at March 31, 2022	3.70	3.55	1.08	176.64	-	-	184.97
Net carrying amount as at March 31, 2022	25.10	2.45	13.79	141.78	-	-	183.12

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 2(i) Right of use assets

₹ in lakhs

Particulars	Leasehold Building
Cost as at April 1, 2022	179.46
Additions	-
Deletions	-
Cost as at March 31, 2023	179.46
Accumulated depreciation as at April 1, 2022	69.39
Depreciation	69.39
Disposals	-
Accumulated depreciation as at March 31, 2023	138.78
Net carrying amount as at March 31, 2023	40.68

Particulars					Leasehold Building
Cost as at April 1, 2021					179.46
Additions					-
Deletions					-
Cost as at March 31, 2022					179.46
Accumulated depreciation as at April 1, 2021					-
Depreciation					69.39
Disposals					-
Accumulated depreciation as at March 31, 2022					69.39
Net carrying amount as at March 31, 2022					110.07

## 3 Capital Work-in-progress

₹ in lakhs

Particulars	As at March 31, 2023				
	Amount in Capital Work-in-progress for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Capital Work in process	35.88	34.32	3,568.77	-	3,638.96
<b>Total</b>	<b>35.88</b>	<b>34.32</b>	<b>3,568.77</b>	<b>-</b>	<b>3,638.96</b>

₹ in lakhs

Particulars	As at March 31, 2022				
	Amount in Capital Work-in-progress for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Capital Work in process	109.66	3,568.77	-	-	3,678.43
<b>Total</b>	<b>109.66</b>	<b>3,568.77</b>	<b>-</b>	<b>-</b>	<b>3,678.43</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 4 Investment Property

₹ in lakhs

Particulars	Office premises at Capital One - BKC
Cost as at April 1, 2022	1,792.49
Additions	-
Deletions	-
Cost as at March 31, 2023	1,792.49
Accumulated depreciation as at April 1, 2022	246.10
Depreciation	75.31
Disposals	-
Accumulated depreciation as at March 31, 2023	321.41
Net carrying amount as at March 31, 2023	1,471.08

₹ in lakhs

Particulars	Office premises at Capital One - BKC
Cost as at April 1, 2021	1792.49
Additions	-
Deletions	-
Cost as at March 31, 2022	1,792.49
Accumulated depreciation as at April 1, 2021	166.94
Depreciation	79.16
Disposals	-
Accumulated depreciation as at March 31, 2022	246.10
Net carrying amount as at March 31, 2022	1,546.39

a) The Company has given commercial premises on Leave and Licence basis at The Capital Building, BKC.

b) The fair value of the Investment Property as at March 31, 2023 has been arrived at on the basis of a valuation carried out by Management based on the RERA registered broker certificate . All fair value estimates for Investment Properties are included in Level 2.

₹ in lakhs

Particulars	Office premises at Capital One - BKC
Fair Value as on March 31, 2023	2,165.00

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 5 Investments

₹ in lakhs

Particulars	As at 31st March,2023	As at 31st March,2022
<b>Unquoted Fully paid up ,at cost:</b>		
<b>Investment In Equity Shares of Associate Company</b>		
2,801 (Previous Year : 2801) Equity Shares of Capricon Realty Private Limited of ₹10/- each 31.13% as at March 31, 2023 ( 31.13% as at March 31,2022)	23,606.15	18,268.64
<b>Investment in Unlisted Equity Shares</b>		
1,30,000 (Previous Year :1,00,000) Equity Shares of National Stock Exchange of India Ltd	1,853.94	1,028.94
<b>Investment in Funds</b>		
Milestone Opportunities Fund	139.10	167.87
Edelweiss Infrastructure Yield Plus Fund I	1,243.00	1,075.00
Neo Special Credit Opportunities Fund	400.00	-
Avendus Structured Credit Fund II	178.30	100.00
Rental Yield Plus Fund of Edelweiss	50.00	
Welspun One Logistics Parks Fund 2	100.00	
<b>Investments at Fair Value through Profit and Loss</b>		
<b>Quoted :</b>		
<b>Investment in Invit</b>		
2,00,000 (Previous year: Nil) units of Highways Infrastructure Trust	189.90	
<b>Investment in Tax Free Bonds</b>		
15,735 Numbers (Previous year : 15,735 Numbers) HUDCO tax free Bonds	159.15	169.17
<b>Investment in Equity</b>		
NIL (Previous Year : 54) Equity shares of 3M India Ltd	-	10.64
NIL (Previous Year : 648) Equity shares of Dr. Lal Path Labs Ltd	-	16.92
3,621 (Previous Year : 5,936) Equity shares of Gujarat Gas Ltd	16.64	29.87
91 (Previous Year : 91) Equity shares of Abbott India Ltd	20.08	16.11
403 (Previous Year : 440) Equity shares of Bajaj Auto Ltd Ltd	15.66	16.07
4,803 (Previous Year : 5,095) Equity shares of Bharti Airtel Ltd	33.23	35.69
1,981 (Previous Year : 367) Equity shares of Bharti Airtel Ltd- Partly paid	6.87	1.45
5,637 (Previous Year : 4,219) Equity shares of Cholamandalam Investment & Finance Co Ltd	42.91	30.31
3,285 (Previous Year : 7,143) Equity shares of HCL Technologies Ltd	35.65	83.13
8,588 (Previous Year : 8,810) Equity shares of ICICI Bank Ltd	75.34	64.34
1,388 (Previous Year : 2,333) Equity shares of Muthoot Finance Ltd	13.60	31.05
NIL (Previous Year : 7,840) Equity shares of Petronet LNG Ltd	-	15.19
1,191 (Previous Year : 66) Equity shares of Reliance Industries Ltd	27.76	1.74
NIL (Previous Year : 57) Equity shares of Shree Cement Ltd	-	13.70
880 (Previous Year : 1,466) Equity shares of United Breweries Ltd	12.54	21.84
1,945 (Previous Year : 3,200) Equity shares of United Spirits Ltd	14.71	28.43
19,000 (Previous Year : 19,000) Equity shares of Vedanta Ltd	52.15	76.64
NIL (Previous Year :1,000) Equity shares of Adani Ports and Special Economic Zone Ltd.	-	7.74
NIL (Previous Year :1,000) Equity shares of Axis Bank Ltd	-	7.61
2,500 (Previous Year :2,500) Equity shares of Bharat Petroleum Corporation Ltd	8.61	8.98
15,650 (Previous Year :15,650) Equity shares of Infosys Ltd	223.47	298.42
7,574 (Previous Year :6,877) Equity shares of Tata Consultancy Services Ltd	242.81	257.20
NIL (Previous Year :300) Equity shares of UltraTech Cement Ltd	-	19.81
NIL (Previous Year :5,000) Equity shares of Wipro Ltd	-	29.59
1,202 (Previous Year :1,771) Equity shares of Aarti Industries Ltd	6.23	16.94
49(Previous Year: Nil) Equity shares of Aarti Pharmalabs Ltd	0.14	-
NIL (Previous Year :456) Equity shares of Alkem Laboratories Ltd	-	16.51
NIL (Previous Year :580) Equity shares of Computer Age Management Services Limited	-	13.43
537 (Previous Year :796) Equity shares of Gland Pharma Ltd	6.81	26.05
NIL (Previous Year :41) Equity shares of Honeywell Automation India Limited	-	16.27
NIL (Previous Year :12,085) Equity shares of Indian Energy Exchange Ltd	-	27.15

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 5 Investments

₹ in lakhs

Particulars	As at 31st March,2023	As at 31st March,2022
1,521 (Previous Year :1,600) Equity shares of Max Financial Service Ltd	9.66	12.06
NIL (Previous Year :4,211) Equity shares of Nippon Life India Asset Management Ltd	-	14.64
5,949 (Previous Year :3,717) Equity shares of State Bank of India	31.16	18.35
255 (Previous Year :255) Equity shares of Wabco India Ltd	26.54	19.46
2,444 (Previous Year: NIL) Equity shares of APL Apollo Tubes Ltd	29.46	-
476 (Previous Year: NIL) Equity shares of Asian Paints Ltd	13.15	-
1,417 (Previous Year: NIL) Equity shares of Astral Poly Technik Ltd	18.94	-
4,564 (Previous Year: NIL) Equity shares of Au Small Finance Bank Ltd	26.43	-
402 (Previous Year: NIL) Equity shares of Avenue Supermarts Ltd	13.67	-
2,459 (Previous Year: NIL) Equity shares of Bajaj Finance Ltd	52.59	-
403 (Previous Year: NIL) Equity shares of Divis Laboratories Ltd	11.38	-
185 (Previous Year: NIL) Equity shares of Dixon Technologies India Ltd	5.29	-
2,053 (Previous Year: NIL) Equity shares of Havells India Ltd	24.40	-
831 (Previous Year: NIL) Equity shares of Kotak Mahindra Bank Ltd	14.40	-
46 (Previous Year: NIL) Equity shares of Page Industries Ltd	17.44	-
1,912 (Previous Year: NIL) Equity shares of Patanjali Foods Ltd	18.53	-
705 (Previous Year: NIL) Equity shares of P I Industries Ltd	21.36	-
532 (Previous Year: NIL) Equity shares of Titan Company Ltd	13.38	-
1,305 (Previous Year: NIL) Equity shares of Torrent Pharmaceuticals Ltd	20.06	-
470 (Previous Year: NIL) Equity shares of Crisil Ltd	15.13	-
3,989 (Previous Year: NIL) Equity shares of Crompton Grea Con Elec	11.69	-
487 (Previous Year - NIL ) Equity shares of Info Edge (I) Ltd	18.13	-
4,173 (Previous Year - NIL ) Equity shares of Max Healthcare	18.41	-
2,007 (Previous Year - NIL ) Equity shares of Metro Brands Ltd	15.95	-
271 (Previous Year - NIL) Equity shares of Navin Fluorine Int Ltd	11.57	-
114 (Previous Year - NIL) Equity shares of P&G Hygiene & health	15.21	-
1,119 (Previous Year - NIL) Equity shares of Sapphire Foods India	13.63	-
418 (Previous Year - NIL) Equity shares of SRF	10.08	-
2,410 (Previous Year - NIL) Equity shares of Star Health and Alli- Ins. Co	12.49	-
10,029 (Previous Year - NIL) Equity shares of The Federal Bank Ltd	13.27	-
5,659 (Previous Year - NIL) Equity shares of The Indian Hotels Co	18.35	-
1,574 (Previous Year - NIL) Equity shares of Varun Beverages Ltd	21.83	-
13,301 (Previous Year - NIL) Equity shares of LIC	71.07	-
1,725 (Previous Year - NIL) Equity shares of APL Apollo Tubes Ltd	20.79	-
617 (Previous Year - NIL) Equity shares of AIA Engineering Ltd	17.91	-
<b>Total</b>	<b>29,448.10</b>	<b>22,112.95</b>

Particulars	As at 31st March,2023	As at 31st March,2022
(a) Aggregate amount of quoted investments and market value thereof	3,988.02	2,815.37
(b) Aggregate value of unquoted investments	25,460.08	19,297.58
(c) Aggregate value of impairment in value of investments	-	-
<b>Total</b>	<b>29,448.10</b>	<b>22,112.95</b>



## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 6 Other Non-Current Assets

₹ in lakhs

Particulars	As at 31st March,2023	As at 31st March,2022
<u>Unsecured, Considered Good</u>		
Capital Advances	87.26	291.24
Advances for Sales and marketing expenses for Sale of flats	5,357.05	3,422.14
Deposits - Capital one	2.41	-
<b>Total</b>	<b>5,446.72</b>	<b>3,713.38</b>

## 7 Inventories (at lower of cost and net realisable value)

₹ in lakhs

Particulars	As at 31st March,2023	As at 31st March,2022
Work-in-Progress	1,39,677.69	1,20,441.50
<b>Total</b>	<b>1,39,677.69</b>	<b>1,20,441.50</b>

## 8 Investments (Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>Investment at Fair value through profit and loss</b>		
<u>Quoted:</u>		
<u>Investment in Mutual Funds</u>		
NIL (Previous Year : 1,632) ICICI Prudential MF ETF	-	16.32
1,280.249 ( Previous Year - NIL ) ETS-Liquid Benchmark	12.80	-
<u>Unquoted :</u>		
<u>Investment in NCDs</u>		
110 (Previous Year : NIL) Aditya Birla ARC Ltd	1,103.67	-
20 (Previous Year : NIL) Finvest Private Limited	200.00	-
200 (Previous Year : NIL) Axis Finance Ltd	1,995.73	-
150 (Previous Year - NIL ) Cholamandalam Investment and Finance Ltd	1,491.83	-
Nil (Previous Year : 50) Embassy Property Developments Private Limited	-	287.80
100 (Previous Year - NIL ) HDB Financial Services	995.90	-
100 (Previous Year - NIL ) ICICI Bank Limited	1,000.95	-
50 (Previous Year - NIL ) Lic Housing Finance	501.36	-
50 (Previous Year - NIL ) Muthoot Finance	498.74	-
87 (Previous Year - NIL ) Poonawala Fincorp	446.59	-
65 (Previous Year - NIL ) State Bank of India	655.21	-
2 (Previous Year - NIL ) UP Power Coporation Limited	15.26	-
<u>Investment in Mutual Funds</u>		
1,47,88,640.265 (Previous Year : 1,71,02,322.081 Units of HDFC Floating Rate Income Fund	6,265.96	6,857.21
NIL (Previous year : 616,181.166) Units of Birla Sunlife Treasury Optimiser Plan	-	1,854.76
12,78,222.618 (Previous year : 20,33,347.081 ) Units of HDFC Short Term Debt Fund Direct Growth	351.43	533.13
NIL (Previous Year : 96,933.51) Units of Franklin India Short Bond Fund	-	32.57
NIL (Previous Year : 12.90) Units of HDFC Overnight Fund Collection	-	0.39
<b>Total</b>	<b>15,535.43</b>	<b>9,582.18</b>

Particulars	As at 31st March, 2023	As at 31st March, 2022
(a) Aggregate amount of quoted investments and market value thereof	12.80	16.32
(b) Aggregate value of unquoted investments	15,522.62	9,565.86
(c) Aggregate value of impairment in value of investments	-	-
<b>Total</b>	<b>15,535.42</b>	<b>9,582.18</b>

Notes to Consolidated Financial Statements for the year ended 31st March, 2023  
9 Trade Receivables

Particulars	₹ in lakhs	
	As at 31st March, 2023	As at 31st March, 2022
Considered good - Unsecured	545.79	678.59
<b>Total</b>	<b>545.79</b>	<b>678.59</b>

Trade Receivables ageing schedule as at 31st March 2023

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables – considered good	-	123.18	30.39	37.73	32.92	240.05	464.27
Disputed Trade receivables – considered good	-	-	-	7.46	8.20	65.86	81.52

Trade Receivables ageing schedule as at 31st March 2022

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables – considered good	24.59	133.77	13.26	53.39	329.25	6.72	560.96
Disputed Trade receivables – considered good	-	-	-	14.71	102.92	-	117.63

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 10 Cash &amp; Cash Equivalents

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<u>Balances with Banks</u>		
In Current Accounts	1,255.30	242.33
Cash on Hand	0.92	1.21
<b>Total</b>	<b>1,256.22</b>	<b>243.54</b>

## 11 Bank balances other than above

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<u>Balances with Banks</u>		
In Designated RERA Accounts ( Refer Note 44)	621.34	5,648.83
In Current Accounts (Fractional Coupons)	0.10	0.10
In Current Account (Unpaid Dividend)	5.43	5.93
<b>Total</b>	<b>626.87</b>	<b>5,654.86</b>

## 12 Loans (Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<u>Considered good - Secured</u>		
<u>Loans Given</u>		
To Partnership Firm(Refer Note No.48)	1,500.00	1,500.00
<b>Total</b>	<b>1,500.00</b>	<b>1,500.00</b>

## 13 Other Financial Assets (Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Interest Receivable	52.68	52.68
Interest accrued but not Due on Investments	425.03	-
Others	183.84	163.97
<b>Total</b>	<b>661.55</b>	<b>216.65</b>

## 14 Deferred Tax Assets

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Fair Valuation on Investments	42.39	8.42
On Property, Plant and Equipment	35.57	15.15
On Gratuity and Leave Encashment	23.66	27.76
<b>Total Deferred Tax Assets (DTA)</b>	<b>101.62</b>	<b>51.33</b>

## 15 Current Tax assets (net)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Advance Tax (Net of Provisions of ₹ 2,554.16 lakhs, Previous Year : ₹ 2,164.16 lakhs)	987.77	831.81
<b>Total</b>	<b>987.77</b>	<b>831.81</b>

## 16 Other Current Assets

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Balance with Government Authorities	733.19	359.72
Other Advances (including Prepaid Expenses)	65.97	0.89
<b>Total</b>	<b>799.16</b>	<b>360.61</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 17 Equity Share Capital

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
<b>AUTHORISED CAPITAL</b>		
50,000 (Previous Year : 50,000) Equity Shares of ₹ 10/- each	5.00	5.00
50,000 (Previous Year : 50,000) 0.10% Non- Cumulative Redeemable Preference Shares of ₹ 10/- each	5.00	5.00
	<b>10.00</b>	<b>10.00</b>
<b>ISSUED, SUBSCRIBED AND PAID UP CAPITAL</b>		
9,892 * (Previous Year : 9,892 ) Equity Shares of ₹ 10/- each fully paid up	0.99	0.99
<b>Total</b>	<b>0.99</b>	<b>0.99</b>

\*Above Equity shares of ₹ 10/- each are allotted as fully paid up without payment being received in cash pursuant to the Rehabilitation Scheme sanctioned by Hon'ble Board for Industrial and Financial Reconstruction vide its order dated 1st April, 2004.

**Reconciliation of No. of Shares outstanding at the beginning and at the end of the year**

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Opening Balance	9,892	9,892
Issued during the year	-	-
Closing Balance	9,892	9,892

**Rights, preferences and restrictions attached to shares**

Equity Shares: The Company has only one class of equity shares having par value of ₹ 10 per share. Each shareholder is entitled to one vote per share held. Dividend if any declared is payable in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

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

**Details of the Shareholders holding more than 5% of Shares in the Company**

Name of Shareholders	As at	As at
	31st March, 2023	31st March, 2022
<b>Equity Shareholders</b>		
<u>Mr. Raoul Thackersey</u>		
No. of shares	4,759	4,759
% held	48.11%	48.11%
<u>Capricon Realty Private Limited</u>		
No. of shares	2,705	2,705
% held	27.35%	27.35%

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## Details of shares held by promoters and promoters group

Name of promoters and promoters group	As at 31st March, 2023	As at 31st March, 2022
<u>Mr. Raoul Thackersey</u>		
No. of shares	4,759	4,759
% of total shares	48.11%	48.11%
% change during the year	-	-
<u>Capricon Realty Private Limited</u>		
No. of shares	2,705	2,705
% of total shares	27.35%	27.35%
% change during the year	-	-
<u>Mrs. Devaunshi Mehta</u>		
No. of shares	460	460
% of total shares	4.65%	4.65%
% change during the year	-	-
<u>Mr. Sudhir Thackersey</u>		
No. of shares	122	122
% of total shares	1.23%	1.23%
% change during the year	-	-
<u>Mrs. Nina Thackersey</u>		
No. of shares	144	144
% of total shares	1.46%	1.46%
% change during the year	-	-
<u>Ms. Tanya Thackersey</u>		
No. of shares	29	28
% of total shares	0.29%	0.28%
% change during the year	3.57%	-

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 18 Other Equity

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>Capital Redemption Reserve</b>		
Balance as per last Financial Statement	5.01	5.01
Add : Transferred from Statement of Profit and Loss	-	-
<b>Closing balance</b>	<b>5.01</b>	<b>5.01</b>
<b>Other Reserve</b>		
<b>General Reserve</b>		
Balance as per last Financial Statement	1,069.40	1,069.40
<b>Balance transferred to Balance Sheet</b>	<b>1,069.40</b>	<b>1,069.40</b>
<b>Surplus</b>		
Balance as per last Consolidated Financial Statement	17,481.82	7,286.82
Add: Net Profit after Tax transferred from Statement of Profit & Loss	5,924.72	10,394.22
<b>Amount available for Appropriation (A)</b>	<b>23,406.54</b>	<b>17,681.04</b>
<b>Appropriations:</b>		
Lease Liabilities-Opening adjustment	-	1.38
Dividend	197.84	197.84
<b>Total of Appropriations (B)</b>	<b>197.84</b>	<b>199.22</b>
<b>Balance in Surplus (A-B)</b>	<b>23,208.70</b>	<b>17,481.82</b>
<b>Other Comprehensive Income (OCI)</b>		
Balance as per last Financial Statement	5.46	2.43
Actuarial gain/ loss	7.99	3.03
<b>Total OCI</b>	<b>13.45</b>	<b>5.46</b>
<b>Total</b>	<b>24,296.56</b>	<b>18,561.69</b>

## 19 Borrowings (Non Current)

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>Secured Loans</b>		
Construction Finance from Financial Institution	36,358.00	36,358.00
Line of credit from Financial Institution (Refer Note no. 44)	-	20,589.13
<b>Total</b>	<b>36,358.00</b>	<b>56,947.13</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 20 Lease Liabilities

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Non-current lease liabilities	-	43.94
Current lease liabilities	43.94	71.00
<b>Total</b>	<b>43.94</b>	<b>114.94</b>

## 21 Other Financial Liabilities

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Deposit	45.20	42.05
<b>Total</b>	<b>45.20</b>	<b>42.05</b>

## 22 Provisions (Non Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Provision for Employee Benefits		
Provision for Leave Salary	15.89	32.14
Provision for Gratuity	55.66	71.09
<b>Total</b>	<b>71.55</b>	<b>103.23</b>

## 23 Other Non-Current Liabilities

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Advance Received Against Flat	1,19,713.42	94,773.57
<b>Total</b>	<b>1,19,713.42</b>	<b>94,773.57</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 24 Trade Payables

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Outstanding dues of creditors micro enterprises and small enterprises	-	-
Outstanding dues of creditors other than micro enterprises and small enterprises	1,828.97	1,105.52
<b>Total</b>	<b>1,828.97</b>	<b>1,105.52</b>

**Note:**

Based on the information available with the Company, there are no outstanding dues and payments made to any supplier of goods and services for the year ended 31 March 2023 under Micro, Small and Medium Enterprises Development Act, 2006 [MSMED Act]. There is no interest payable or paid to any suppliers under the said Act.

**Disclosure relating to suppliers registered under MSMED Act based on the information available with the Company:**

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
(a) Amount remaining unpaid to any supplier at the end of each accounting year:	-	-
Principal	-	-
Interest	-	-
Total	-	-
(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
(c) 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.	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the	-	-



## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## Trade Payables ageing schedule as at 31st March 23

Particulars	₹ in lakhs				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i) MSME	-	-	-	-	-
ii) Others	1,828.97	-	-	-	1,828.97
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
<b>Total</b>	<b>1,828.97</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,828.97</b>

## Trade Payables ageing schedule as at 31st March 22

Particulars	₹ in lakhs				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i) MSME	-	-	-	-	-
ii) Others	1,105.52	-	-	-	1,105.52
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
<b>Total</b>	<b>1,105.52</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,105.52</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 25 Other Financial Liabilities (Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Current Maturities of Loan	20,589.13	-
Interest accrued but not due on Loan	594.90	469.15
Liabilities towards cancellation of flat	-	344.48
Other Liabilities	23.18	12.32
<b>Total</b>	<b>21,207.21</b>	<b>825.95</b>

## 26 Provisions (Current)

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Provision for Employee Benefits		
Provision for Leave Salary	11.83	1.28
Provision for Gratuity	10.60	5.78
<b>Total</b>	<b>22.43</b>	<b>7.06</b>

## 27 Other Current Liabilities

₹ in lakhs

Particulars	As at	As at
	31st March, 2023	31st March, 2022
Director's Current A/c	2.00	2.00
Unclaimed Dividend	5.43	5.93
Statutory dues payable	45.45	7.86
Other Liabilities	0.26	0.10
<b>Total</b>	<b>53.14</b>	<b>15.89</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 28 Other Income

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Interest Income	708.89	128.69
Net Gain on Sale of Investments	1,184.31	326.89
Dividend Income	225.92	105.17
Rental Income	118.02	89.16
Fair Value Gain on Investments valued as FVTPL	-	196.89
Miscellaneous Income	0.62	-
Interest component on Deposits	-	14.27
Lease liabilities written back	1.62	-
Profit on sale of PPE	-	3.57
<b>Total</b>	<b>2,239.38</b>	<b>864.64</b>

## 29 Construction expenses

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Construction expenses	12,493.10	887.45
Payment to MCGM	-	18,643.67
<b>Total</b>	<b>12,493.10</b>	<b>19,531.12</b>

## 30 Changes in Inventories of Finished Goods and Work in Progress

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
<u>Work in Process</u>		
Opening Stock	1,20,441.50	95,506.48
Less : Closing Stock	1,39,677.69	1,20,441.50
<b>Total</b>	<b>(19,236.19)</b>	<b>(24,935.02)</b>

## 31 Employee Benefits Expense

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Salaries and Perquisites	209.55	195.01
Managerial Remuneration	48.00	48.00
Leave Encashment	-	7.25
Gratuity	0.08	12.36
<b>Total</b>	<b>257.63</b>	<b>262.62</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 32 Finance Costs

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Interest on		
Term loans	6,350.78	5,008.43
Others	0.18	11.52
<b>Total</b>	<b>6,350.96</b>	<b>5,019.95</b>

## 33 Depreciation and Amortisation Expenses

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
On Property, Plant & Equipment	145.33	108.88
On Investment Property	75.31	79.16
<b>Total</b>	<b>220.64</b>	<b>188.04</b>

## 34 Other Expenses

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Rent, Rates and Taxes	84.97	9.86
Commission and Brokerage	-	9.39
Insurance Premium	2.71	2.11
Directors Sitting Fees	8.15	3.61
Legal & Professional Fees	60.75	59.93
Auditors Remuneration	5.81	4.69
(Ref. note no.34.1)	-	-
Profession Tax	0.03	0.03
Investment related expenses	3.55	10.58
Repairs and maintenance	2.04	2.10
Miscellaneous Expenses	24.88	18.35
Bad debts written off	-	0.01
Fixed Asset written off	0.04	-
Corporate social responsibility expenses	20.02	23.00
Interest component on Deposit	3.15	-
Fair Value Gain on Investments Valued as FVTPL	1,012.92	-
<b>Total</b>	<b>1,229.02</b>	<b>143.66</b>

## 34.1 Auditor's Remuneration comprises:

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
As Auditor	5.21	4.09
Reimbursement of expenses	-	-
For other services	0.60	0.60
<b>Total</b>	<b>5.81</b>	<b>4.69</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 35 Tax Expense And Deferred Tax Liabilities (Net)

## (a) Amounts recognized in Profit and Loss

₹ in lakhs

Particulars	₹ in lakhs	
	For the year ended 31st March, 2023	For the year ended 31st March, 2022
<b>Current tax</b>		
(i) Current period	390.00	110.00
(ii) Changes in estimates related to prior years	-	-
	<b>390.00</b>	<b>110.00</b>
Deferred tax	(52.98)	(66.76)
	<b>(52.98)</b>	<b>(66.76)</b>
<b>Total Tax</b>	<b>337.02</b>	<b>43.24</b>

## (b) Amounts recognized in Other Comprehensive Income

₹ in lakhs

Particulars	For the year ended 31st March, 2023			For the year ended 31st March, 2022		
	Before tax	Tax (expense) benefit	Net of tax	Before tax	Tax (expense) benefit	Net of tax
<b>Items that will not be reclassified to profit and loss</b>						
Remeasurements of the defined benefit plans	10.68	(2.69)	7.99	4.05	(1.02)	3.03
<b>Total</b>	<b>10.68</b>	<b>(2.69)</b>	<b>7.99</b>	<b>4.05</b>	<b>(1.02)</b>	<b>3.03</b>

## (c) Reconciliation of Effective Tax Rate

₹ in lakhs

Particulars	For the year ended 31st March, 2023		For the year ended 31st March, 2022	
	%	Amounts	%	Amounts
<b>Profit before tax</b>		<b>924.23</b>		<b>654.27</b>
Tax using the Company's domestic tax rate	25.17%	232.63	25.17%	164.68
<b>Tax effect of:</b>				
Effect of non deductible tax expenses	33.58%	310.38	10.84%	70.91
Effect of tax exempt income	0.34%	3.15	-0.49%	(3.22)
Others	-22.63%	(209.14)	-(28.91)%	(189.13)
<b>Total</b>	<b>36.46%</b>	<b>337.02</b>	<b>6.61%</b>	<b>43.24</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## (d) Movement in Deferred tax

₹ in lakhs

Particulars	As at 31st March, 2023					
	Net balance 1st April, 2022	Recognized in profit or loss	Recognized in OCI	Net	Deferred tax asset	Deferred tax liability
Fair Value of Investments	8.42	33.98	-	42.39	42.39	-
On Property, Plant and Equipment	15.15	20.42	-	35.57	35.57	-
On Gratuity and Leave Encashment	27.76	(1.41)	(2.69)	23.66	23.66	-
<b>Total</b>	<b>51.33</b>	<b>52.99</b>	<b>(2.69)</b>	<b>101.62</b>	<b>101.62</b>	<b>-</b>

₹ in lakhs

Particulars	As at 31st March, 2022					
	Net balance 1st April, 2021	Recognized in profit or loss	Recognized in OCI	Net	Deferred tax asset	Deferred tax liability
Fair Value of Investments	(53.94)	62.36	-	8.42	8.42	-
On Property, Plant and Equipment	15.18	(0.03)	-	15.15	15.15	-
On Gratuity and Leave Encashment	24.35	4.43	(1.02)	27.76	27.76	-
<b>Total</b>	<b>(14.41)</b>	<b>66.76</b>	<b>(1.02)</b>	<b>51.33</b>	<b>51.33</b>	<b>-</b>

## 36 Earnings Per Share (EPS)

₹ in lakhs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Profit after Taxation as per Statement of Profit and Loss	5,924.72	611.03
Profit available for Equity Shareholders (A)	5,924.72	611.03
<b>Number of Equity Shares</b>		
No. of Equity Shares (B)	9,892	9,892
Earnings per Share (of ₹ 10/- each)		
<b>Basic and Diluted (A/B)</b>	<b>59,894.05</b>	<b>6,176.82</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**37 Financial Instruments****A Capital Management:**

The Company manages its capital structure with a view to ensure that it will be able to continue as a going concern while maximising the return to stakeholders through the optimization of the debt and equity balance.

The capital structure of the Company consists of net debt (borrowings as detailed in notes 18 and 11 offset by cash and bank balances) and total equity of the Company.

As per the agreement entered into with the financial banks, Company is not required to maintain any gearing ratio.

The Company's management reviews the capital structure of the Company on an annual basis. As part of this review, the management considers the cost of capital and the risks associated with each class of capital.

The management and the Board of Directors monitors the return on capital as well as the level of dividends to shareholders. The Company may take appropriate steps in order to maintain, or if necessary adjust, its capital structure.

The gearing ratio at the end of the reporting period was as follows:

Particulars	₹ in lakhs	
	As at 31st March, 2023	As at 31st March, 2022
Non-Current Borrowings	36,358.00	56,947.13
Current maturities of Non-Current Borrowings	20,589.13	-
<b>Total Debt</b>	<b>56,947.13</b>	<b>56,947.13</b>
Less: Cash and Bank balances	1,883.09	5,898.40
<b>Net Debts</b>	<b>55,064.04</b>	<b>51,048.73</b>
Equity	24,297.55	8,593.92
<b>Net Debt to Equity Ratio (%)</b>	<b>226.62%</b>	<b>594.01%</b>

For the purpose of computing debt to equity ratio, equity includes Equity Share Capital and Other Equity and Debt includes Long term borrowings, and current maturities of long term borrowings.

**B Financial Instruments-Accounting Classifications and Fair value measurements (Ind AS 107)****i) Classification of Financial Assets and Liabilities:**

Particulars	₹ in lakhs	
	As at 31st March, 2023	As at 31st March, 2022
<b>Financial assets</b>		
<b>At Amortised cost</b>		
Other loans	1,500.00	1,500.00
Trade receivables	545.79	678.59
Cash and cash equivalents	1,256.22	243.54
Bank balances other than above	626.87	5,654.86
Other financial assets	661.55	216.65
Investment in funds	2,110.40	1,242.87
<b>At Fair value through Profit and Loss</b>		
Investments in NCDs	8,905.24	287.80
Investments in mutual funds	6,630.19	9,293.98
Investments in equity shares	26,988.65	12,224.77
Investment in Invit	189.90	-
Investment in bonds	159.15	169.17
<b>Total</b>	<b>49,573.96</b>	<b>31,512.23</b>
<b>Financial liabilities</b>		
<b>At Amortised cost</b>		
Borrowings	36,358.00	56,947.13
Trade payables	1,828.97	1,105.52
Other Financial liabilities	21,252.41	867.99
<b>Total</b>	<b>59,439.38</b>	<b>58,920.65</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## ii) Fair Value Measurements (Ind AS 113):

The fair values of the Financial Assets and Liabilities are included at the amount, at which instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments based on the input that is significant to the fair value measurement as a whole :

Level 1 : This hierarchy uses quoted (unadjusted) prices in active markets for identical assets or liabilities. The fair value of all Equity Shares which are traded on the stock exchanges, is valued using the closing price at the reporting date.

Level 2 : The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on company specific estimates. The mutual fund units are valued using the closing Net Asset Value.

If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3 : If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3

₹ in lakhs

Particulars	Fair Values	
	As at 31st March, 2023	As at 31st March, 2022
<b>Financial Assets at Fair Value through Profit and Loss</b>		
Investments in equity shares and mutual funds (Level 1)	19,523.44	12,297.16
Investments in equity shares (Level 3)	25,460.09	10,921.44
<b>Total</b>	<b>44,983.53</b>	<b>23,218.60</b>

The management assessed that cash and bank balances, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

During the reporting period ending 31st March, 2023 and 31st March, 2022, there was no transfer between level 1 and level 2 fair value measurement.

**Key Inputs for Level 1 and 2 Fair valuation Technique:**

1. Listed Equity Investments (other than Subsidiaries, Joint Ventures and Associates): Quoted Bid Price on Stock Exchange (Level 1).



## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**38 Financial Risk Management Objectives (Ind AS 107)**

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework.

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. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The key risks and mitigating actions are also placed before the Audit Committee of the Company.

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

- A) Credit Risk;
- B) Liquidity Risk;
- C) Market Risk; and
- D) Interest Rate Risk

**A Credit Risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Credit risk arises primarily from financial assets such as trade receivables, investments in mutual funds, equity shares, other balances with banks, loans and other receivables.

**Trade and Other Receivables**

Customer credit is managed as per the Company's established policies, procedures and control relating to customer credit risk management.

An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The Company does not hold collateral as security. The Company has no concentration of credit risk as the customer base is widely distributed both economically and geographically.

The Company measures the expected credit loss of trade receivables based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on actual credit loss experience and past trends.

**The following table provides information about the exposure to credit risk and Expected Credit Loss Allowance for trade and other receivables:**

Particulars	₹ in lakhs	
	As at 31st March, 2023	As at 31st March, 2022
0-180 days	123.18	133.77
181-365 days	30.39	13.26
Above 365 days	392.22	531.57
<b>Total</b>	<b>545.79</b>	<b>678.60</b>

**Other Financial Assets**

The Company maintains exposure in cash and cash equivalents, investments in mutual funds and equity shares. The Company has diversified portfolio of investment with various number of counter-parties which have secure credit ratings hence the risk is reduced. Individual risk limits are set for each counter-party based on financial position, credit rating and past experience. Credit limits and concentration of exposures are actively monitored by the Management of the Company.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**B Liquidity Risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

Liquidity risk is managed by Company through effective fund management. The Company's principal sources of liquidity are cash and cash equivalents, investments and the cash flow that is generated from operations. The Company believes that current cash and cash equivalents, tied up borrowing lines and cash flow that is generated from operations is sufficient to meet requirements. Accordingly, liquidity risk is perceived to be low.

The following are the remaining contractual maturities of financial liabilities at the reporting date. Amounts disclosed are the contractual un-discounted cash flows.

**Maturity Analysis of Significant Financial Liabilities**

₹ in lakhs

Particulars	As at 31st March, 2023			As at 31st March, 2022		
	Carrying amount	Contractual cash flows		Carrying amount	Contractual cash flows	
		upto 1 year	More than 1 year		upto 1 year	More than 1 year
<b>Financial liabilities</b>						
Borrowings (including Current Maturities of Long-Term Debts)	56,947.13	20,589.13	36,358.00	56,947.13	-	56,947.13
Trade and other payables	1,828.97	1,828.97	-	1,105.52	1,105.52	-
Other Financial Liabilities	663.28	663.28	-	867.99	867.99	-
<b>Total</b>	<b>59,439.38</b>	<b>23,081.38</b>	<b>36,358.00</b>	<b>58,920.64</b>	<b>1,973.51</b>	<b>56,947.13</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**C Market Risk**

Market Risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and price risk.

**I Currency Risk**

The Company is not exposed to currency risk on account of its operating and financing activities. The functional currency of the Company is Indian Rupee.

The Company do not use derivative financial instruments for trading or speculative purposes.

**II Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in prevailing market interest rates. The Company's exposure to the risk due to changes in interest rates relates primarily to the Company's long-term borrowings in with floating interest rates. The Company constantly monitors the credit markets and revisits its financing strategies to achieve an optimal maturity profile and financing cost.

**Interest Rate Exposure:**

₹ in lakhs

Particulars	As at 31st March, 2023			
	Total Borrowings	Floating Rate Borrowings	Fixed Rate Borrowings	Non-Interest Bearing Borrowings
Term loans (including Current Maturities of Long-Term Debts)	56,947.13	56,947.13	-	-
<b>Total</b>	<b>56,947.13</b>	<b>56,947.13</b>	-	-

₹ in lakhs

Particulars	As at 31st March, 2022			
	Total Borrowings	Floating Rate Borrowings	Fixed Rate Borrowings	Non-Interest Bearing Borrowings
Term loans (including Current Maturities of Long-Term Debts)	56,947.13	56,947.13	-	-
<b>Total</b>	<b>56,947.13</b>	<b>56,947.13</b>	-	-

**Interest Rate Sensitivities for Floating Rate Borrowings :**

₹ in lakhs

Movement in rate	Increase in interest rate by		Decrease in interest rate by	
	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
Rupee Borrowings	142.37	142.37	(142.37)	(142.37)

Interest rate sensitivity has been calculated assuming the borrowings outstanding at the reporting date have been outstanding for the entire reporting period.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 39 Related Party Disclosures

## 1 Relationships

## (a) Associate Company

Capricon Realty Private Limited (Formerly known as Capricon Realty Ltd)

## (b) Key Managerial Personnel

Mr. Sudhir Thackersey - Director

Mr. Raoul Thackersey - Chairman and Managing Director

Ms. Tanya Thackersey - Joint Managing Director.

Mr. Sujal Shah - Independent Director

Mr. Bhavesh Panjuani - Independent Director

Mrs. Vishwadhara Dahanukar - Independent Director (wef 1st May 2023)

Mr. Ambrish Gandhi Independent Director (wef 1st May 2023)

## (c) Entity where control exists

Thackersey Moolji & Co

## 2 Details of transactions with above Related Parties

₹ in lakhs

Nature of Transaction	Associate Company		Key Managerial Personnel & Relatives		Entity where control exists	
	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
<b>(a) Rent paid</b>						
Thackersey Moolji & Co	-	-	-	-	77.22	77.22
<b>(b) Remuneration</b>						
Mr. Raoul Thackersey	-	-	48.00	48.00	-	-
<b>(c) Sitting fees</b>						
Mr. Sudhir Thackersey	-	-	2.10	0.80	-	-
Mr. Sujal Shah	-	-	2.50	1.40	-	-
Mr. Bhavesh Panjuani	-	-	2.50	1.40	-	-
Ms. Tanya Thackersey	-	-	1.00	-	-	-
<b>(d) Interest paid</b>						
Mr. Sudhir Thackersey	-	-	0.09	0.09	-	-
Mr. Raoul Thackersey	-	-	0.09	0.09	-	-
<b>(e) Reimbursement of Expenses</b>						
Thackersey Moolji & Co	-	-	-	-	3.83	3.83

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 3 Balances Outstanding

₹ in lakhs

Nature of Transaction	Associates Enterprises		Key Managerial Personnel		Entity where control exists	
	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
<b>(a) Investment in Shares</b>						
Capricon Realty Private Limited	23,606.15	9,892.50	-	-	-	-
<b>(b) Director's Current Account</b>						
Mr. Sudhir Thackersey	-	-	1.00	1.00	-	-
Mr. Raoul Thackersey	-	-	1.00	1.00	-	-
<b>(c) Interest Payable</b>						
Mr. Sudhir Thackersey	-	-	0.08	0.08	-	-
Mr. Raoul Thackersey	-	-	0.08	0.08	-	-

**Footnotes:**

(a) All the above transactions with related parties are made at arm's length price.

(b) Amounts outstanding are unsecured and will be settled in cash or receipts of goods and services.

(c) No expense has been recognised for the year ended 31st March, 2023 and for 31st March, 2022 for bad or doubtful trade receivables in respect of amounts owed by related parties.

(d) The remuneration of directors and Key Management Personnel (KMP) is determined by the Nomination and Remuneration Committee having regard to the performance of individuals and market trends. As the liabilities for the defined benefit plans and other long term benefits are provided on actuarial basis for the Company, the amount pertaining to KMP are not included above.

**Notes :**

a. The above excludes payment of Dividend to directors.

b. Related Party information is as identified by the Company and relied upon by the Auditors.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**40 Employee Benefits****A Defined Contribution Plans:**

The Company does not have any Defined Contribution Plans.

**B Defined Benefit Plans:**

The Company has a defined benefit gratuity plan in India (unfunded). The Company's defined benefit gratuity plan is a final salary plan for employees. Gratuity is paid from Company as and when it becomes due and is paid as per company scheme for Gratuity.

**Reconciliation in Present Value of Obligations (PVO)**

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Present value of Defined Benefit Obligation at the Beginning of the Period	75.14	69.94
Interest cost	5.45	4.76
Current Service Cost	5.99	7.61
Past Service Cost	-	-
Benefits paid	-	(1.39)
Benefits Paid from the Fund	-	-
Net Actuarial Gain	(22.04)	(5.78)
<b>Present value of Defined Benefit Obligation at the End of the Period</b>	<b>64.54</b>	<b>75.14</b>
Fair value of plan assets	-	-
<b>Net liability recognized in Balance Sheet</b>	<b>64.54</b>	<b>75.14</b>
<b>Actuarial Assumptions</b>		
Mortality Table	Indian Assured Lives Mortality (2012-14) Ultimate	Indian Assured Lives Mortality (2006-08) Ultimate
Discount Rate (per annum)	7.50%	7.25%
Salary Escalation	8.00%	8.00%

**Net Liabilities / (Assets) recognised in the balance sheet:**

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Present value of Defined Benefit Obligation	64.54	75.14
<b>Total</b>	<b>64.54</b>	<b>75.14</b>

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## Amount recognised in Statement of Profit and Loss

₹ in lakhs

Particulars	2022-23	2021-22
Current Service Costs	5.99	7.61
Net Interest Costs	5.45	4.76
Past Service Costs	(11.36)	-
<b>Total</b>	<b>0.08</b>	<b>12.37</b>

## Amount recognised in Other Comprehensive Income (OCI)

₹ in lakhs

Particulars	2022-23	2021-22
Actuarial (gains) / losses on obligation for the period	(10.68)	(5.78)
<b>Total</b>	<b>(10.68)</b>	<b>(5.78)</b>

## The expected future cash flows as at 31st March, 2023 were as follows:

₹ in lakhs

Particulars	2022-23	2021-22
1st following year	23.28	4.26
2nd following year	1.54	2.54
3rd following year	1.61	21.66
4th following year	1.69	1.37
5th following year	5.94	1.51
Sum of Years 6 to 10	9.04	11.33
Sum of Years 11 & Above	114.69	204.48

## Sensitivity Analysis

₹ in lakhs

Particulars	2022-23	2021-22
Defined benefit obligation	64.54	75.14
<u>Change in rate of discounting</u>		
Increase by 1%	(4.81)	(7.92)
Decrease by 1%	5.79	9.81
<u>Change in rate of salary increase</u>		
Increase by 1%	2.42	9.63
Decrease by 1%	(2.98)	(7.93)
<u>Change in rate of employee turnover</u>		
Increase by 1%	1.72	(0.74)
Decrease by 1%	(2.06)	0.87

The above details include payments for Key managerial personnel's (KMP's) compensation.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023****Risks associated with defined benefit plan:****(i) Interest Rate Risk:**

A fall in the discount rate which is linked to the government securities will increase the present value of the liability requiring higher provision.

**(ii) Salary Risk:**

The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

**(iii) Asset Liability Matching Risk:**

The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.

**(iv) Mortality Risk:**

Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

**Note:**

The estimates of rate of escalation in salary considered in actuarial valuation take into account Inflation, seniority, promotion and other relevant factors including supply and demand in Employment market. The above information is certified by the actuary.

**Leave Encashment**

The liability towards leave encashment as on 31<sup>st</sup> March, 2023 as per actuarial valuation is ₹27.73 lakhs (31st March, 2022 : ₹ 33.12 lakhs), which has been duly provided for.



## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

## 41 Contingent Liabilities not provided for:

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
<b>(a) Claims against the company not acknowledged as debt;</b>		
Claims against the Company not acknowledged as debts on account of disputed damages levied by Employees' Provident Fund Organisation (as taken over in accordance with the Sanctioned Scheme of BIFR – Refer Note no. 48)	2.37	2.37
Claims against the Company not acknowledged as debts on account of disputed damages levied by Employees' Provident Fund Organisation (as taken over in accordance with the Sanctioned Scheme of BIFR – Refer item Note no. 48)	209.36	209.36
<b>(b) Other money for which the company is contingently liable</b>		
The Income-Tax demands in respect of earlier years under dispute are pending in appeal before higher authorities.	578.83	464.66

## 42 CSR Expenditure

a) Gross amount required to be spent by the Company during the year ₹ 20.01 lakhs (31st March, 2022 : ₹ 22.63 lakhs)

b) Amount spent during the year

₹ in lakhs

Particulars	For the year ended 31st March, 2023			For the year ended 31st March, 2022		
	Paid before the year end	Yet to be paid	Total	Paid before the year end	Yet to be paid	Total
Construction / acquisition of any asset	-	-	-	-	-	-
On purposes other than (i) above	20.02	-	20.02	23.00	-	23.00

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**43 Terms and Conditions for Construction Finance and Line of Credit Loan from HDFC Ltd .:****I) Sanctioned Amount**

Construction Finance	₹ 350 Crores
Line of Credit	₹ 200 Crores

Interest Rates	HDFC CPLR minus 885 bps p.a (Effective rate as on 31-03-2023 is 12.30% p.a)
Repayment	₹ 200 Crores - Feb'24 ₹ 350 Crores - Aug'24

**Secured by**

- i) Mortgage of 127 Identified Flats admeasuring 2,23,749 sq.ft. of carpet area, coming to the share of the Company together with proportionate undivided share in the underlying land.
- ii) Exclusive charge on receivables / cash flows pertaining to the said Identified Flats.
- iii) Company's liability is restricted only to the extent of realizations of said Identified Flats mortgaged to HDFC.

**II) Particulars of Loans, Guarantees or Investments covered under section 186(4) of the Companies Act, 2013**

Loans given & investments made are given under the respective heads.

1)The Company had agreed to allow the Developer, M/s. Real Gem Buildtech Pvt Ltd, to avail a construction finance loan up to `450 crores for the project, from the Housing Development Corporation Ltd. (HDFC), against the security, inter alia, of the unsold flats / saleable area due to the Developer under the Development Agreement dated 31-07-2009 read with Supplementary Agreements thereto, by creating a registered mortgage charge in favour of HDFC on the said unsold flats / saleable area together with the undivided share in the land proportionate to such unsold flats / saleable area. The said construction finance loan had been reduced to ₹277 crores and accordingly, the Charge was modified and reduced to ₹277 crores. During the pevious financial year i.e. 2021-22, the Developer has sold to HDFC 39 Flats, admeasuring 62,764 RERA Carpet area, from its share of units. The proceeds from such sale of flats by Developer to HDFC has been adjusted against the outstanding loan of ₹ 277 Crores of HDFC LTD. Hence, outstanding loan of ₹ 277 Crores of HDFC has been fully paid by the Developer. The charge of said loan of ₹ 277 Crores will be satisfied by the Company upon issuance of No Dues Certificate by HDFC Ltd to the Developer.

2) The Company has further agreed to allow the Developer M/s. Real Gem Buildtech Pvt. Ltd. to obtain a new construction finance loan up to ₹ 250 crores for the project from the HDFC against the security, inter alia, of the unsold flats / saleable area coming to the share of the developer under the development agreement dated 31-07-2009 read with supplementary agreements thereto, by creating a registered mortgage charge in favour of HDFC, on the said flats / saleable area, together with the undivided share in the land proportionate to such unsold flats / saleable area.

**Notes to Consolidated Financial Statements for the year ended 31st March, 2023**

3) The Company has also agreed to permit M/s. Dreamz Dwellers LLP an associate firm of the Development Manager, M/s. Kingmaker Developers Private Limited to avail loan up-to ₹ 100 crores, from HDFC, to finance purchase of flats from the existing flat purchasers who may desire to exit the project by cancelling their bookings of such flats sold by the Company and / or by the Developer, against the security, inter alia, of the said purchased flats, by creating a registered mortgage charge in favour of HDFC on the said flats, together with the undivided share in the land proportionate to such flats.

Out of the loan of ₹ 100 Crores granted to Dreamz Dwellers LLP, the charge for which has already been created by the Company by filing the necessary forms with the Registrar of Companies (ROC) as mentioned above, as and when Dreamz Dwellers LLP settles the claims of Allottees of flats either out of Developer's share or Company's share, the Company is required to create mortgage for such flats, which are settled by Dreamz, and to subsequently file the Modification of Charge with Registrar of Companies (ROC) for such mortgage of additional security. The Dreamz Dwellers LLP has settled the claims of certain Allottees and accordingly, the Company has created a mortgage by way of Unilateral Indenture of Mortgage for Creation of Additional Security dated 23.02.2021 by mortgaging proportionate undivided share in the underlying land in proportion to the aggregated RERA Carpet area 4512 sq. ft. of Flat Nos. A-3004, C-A-1403 and C-B-2201, all 3 flats out of Developer's share. The Company has further created a mortgage by way of Unilateral Indenture of Mortgage for Additional Security dated 06.10.2021 by mortgaging the Flat No. B-3103, out of its share, along with the proportionate undivided share in the underlying land. However, the filing of Modification of Charge with (ROC) for the aforesaid Mortgages dated 23.02.2021 and 06.10.2021 were pending and the company has filed necessary application for condonation of delay for filing modification such charges.

4) The Company has also agreed to permit M/s. Credence Property Developers Private Limited an Group company of the Development Manager, M/s. Kingmaker Developers Private Limited to avail loan up-to ₹125 crores from HDFC for the purpose of project.

Under the Registered Mortgage of 127 identified flats, mentioned in note 43(I) above, the Company has agreed to offer the said security as a "Cross Collateral Security" to the new construction finance loan up to ₹250 crores obtained by the Developer & the loan of ₹100 crores obtained by M/s. Dreamz Dwellers LLP mentioned in 2) , 3) & 4) above, during the previous year HDFC acquired 17 Flats from 127 identified flats mortgaged to HDFC from company's share of unit against the said loan of ₹550 crores.

5) The Company has also agreed to permit the Developer to avail the construction finance upto ₹ 300 Crores from HDFC Limited vide registered Unilateral Indenture of Mortgage dated 15.06.2022 secured by the mortgage of unsold flats / saleable area due to the Developer along with the proportionate undivided interest in the underlying Land and also the exclusive charge on the receivables from the sold flats out of the Developer's share. Further, the said loan of ₹ 300 Crores is secured by way of "Cross Collateral" of unsold Identified Flats of the Company.

## Notes to Consolidated Financial Statements for the year ended 31st March, 2023

**44 Particulars of funds lying with RERA Bank Account:**

Out of ₹ 621.34 Lakhs ( Previous year : ₹ 5,648.83 Lakhs ) In RERA Account, ₹ 585.10 Lakhs (Previous year : ₹ 4,756.11 Lakhs ), are in RERA Accounts of HDFC Bank Ltd. There is a lien of HDFC Ltd for the aforesaid amount lying in the bank accounts for the outstanding loan of HDFC Ltd (Refer Note no. 11 & 18).

**45 Leases**

The lease expense for cancellable and non-cancellable operating leases was ₹77.38 lakh (Previous year ₹ 77.38 lakh) for the year ended March 31, 2023.

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

**46 Estimated amount of Contracts remaining to be executed**

₹ in lakhs

Particulars	As at 31st March, 2023	As at 31st March, 2022
Estimated amount of contracts remaining to be executed on capital account and not provided for	2,867	1,436
Other Commitments	35,061	47,554

**47** In terms of the Rehabilitation Scheme of The Hindoostan Spg. & Wvg. Mills Ltd. (HSWML) sanctioned by Hon'ble BIFR vide its order dated 1st April, 2004, certain assets including land at HSWML's Dadar property have been assigned at an estimated realizable value to the company and certain liabilities such as secured loans (including redemption premium payable for estimated tenure of liability), workers dues, statutory dues as per the scheme in respect of HSWML's Dadar property have been transferred to the company.

**48** The outstanding loan of ₹ 1,500 lacs to a Partnership Firm, represents a construction loan for the development of a land parcel owned by the said Firm, secured by a registered mortgage of the the said land parcel. The loan is further secured by a collateral security by way of personal guarantees of the partners of the firm. In view of the current conditions prevailing in the Real Estate market, the project has not taken off the ground. Consequently, the firm has not been able to pay either interest thereon or the repayment of the loan. The Company has initiated recovery proceedings against the firm & its partners. The management considers the outstanding loan as good for recovery.

**49 Foreign Exchange Earnings and Outgo:**

The company incurred expenditure in foreign currency: ₹ 2.84 Lakhs (Previous year: NIL) for the year ended March 31, 2023.

**50** The Board of Directors has recommended a normal dividend of ₹ 2,000/- (Previous year : ₹ 2000/-) per fully paid up equity share of ₹ 10/- each , subject to necessary approval from Shareholders at the forthcoming Annual General Meeting.

**51** Figures for the previous period are re-classified/ re-arranged/ re-grouped, wherever necessary, to correspond with the current period's classification and disclosures

As per our report of even date attached

For ZADN &amp; Associates

Chartered Accountants

Firm Reg. No. - 112306W

For and on behalf of the Board

Raoul Thackersey

Chairman and Managing Director

DIN : 00332211

Abuali Darukhanawala

Partner (Membership No. : 108053)

Tanya Thackersey

Joint Managing Director

DIN : 08967193

Place : Mumbai

Date : 22nd June, 2023

Place : Mumbai

Date : 22nd June, 2023

**Form No. MGT-11**

**Proxy form**

*[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]*

**CIN:** U51900MH1996PLC104746

**Name of the Company:** BHISHMA REALTY LIMITED

**Registered office:** SIR VITHALDAS CHAMBERS, 16-MUMBAI SAMACHAR MARG, MUMBAI:400001

Name of the Member(s):
Registered address:
E-mail Id:
Folio no/Client Id:
DP ID:

I/ We being the member(s) of .....shares of the above-named company, hereby appoint

- 1. Name:  
Address:  
E-mail Id:  
Signature: ....., or failing him
  
- 2. Name:  
Address:  
E-mail Id:  
Signature: ....., or failing him
  
- 3. Name:  
Address:  
E-mail Id:  
Signature: .....

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 27<sup>th</sup> Annual General Meeting of the Company, to be held on **Tuesday, 12<sup>th</sup> September, 2023** at 11.00 a.m at "Sir Vithaldas Chambers", 16, Mumbai Samachar Marg, Mumbai - 400 001, and at any adjournment thereof in respect of such resolutions as are indicated below:

**ORDINARY BUSINESS:**

1. To receive, consider and adopt:
  - a. The Standalone audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March 2023 together with the Reports of the Board of Directors and Auditors thereon.
  - b. The Consolidated audited Financial Statements of the Company for the financial year ended 31<sup>st</sup> March, 2023, together with the Report of the Auditors thereon.
2. To declare dividend on equity shares for the financial year ended 31<sup>st</sup> March, 2023.
3. To appoint a Director in place of Mr. Raoul Thackersey (DIN 00332211), who retires by rotation and being eligible, offers himself for re-appointment.

**SPECIAL BUSINESS:**

4. To re-appoint Mr. Raoul Thackersey (DIN:00332211) as Managing Director.
5. To appoint Ms. Tanya Thackersey (DIN: 08967193) as Joint Managing Director.
6. To appoint Mrs. Vishwadhara Dahanukar (DIN:01671855) as an Independent Director of the Company.
7. To appoint Mr. Ambrish Gandhi (DIN: 00728679) as an Independent Director of the Company.

Signed this .....day of..... 2023

Signature of Shareholder.....

Signature of Proxy holder (s).....

Affix A 15 Paisa Revenue Stamp
---

**Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.**

**ATTENDANCE SLIP**

Please complete this attendance slip and hand it over at the entrance of the Meeting Hall.

BHISHMA REALTY LIMITED  
"Sir Vithaldas Chambers",  
16, Mumbai Samachar Marg,  
Mumbai - 400 001.

I hereby record my presence at the 27<sup>th</sup> Annual General Meeting of the Company at "Sir Vithaldas Chambers", 6<sup>th</sup> floor, 16, Mumbai Samachar Marg, Mumbai - 400 001, on Tuesday, 12<sup>th</sup> September 2023 at 11.00 a.m.

Name of the Member:

\_\_\_\_\_  
(in block letters):

Regd. Folio No/ DP ID/Client ID:

\_\_\_\_\_

Number of Shares held \_\_\_\_\_

Signature of Member: \_\_\_\_\_

Signature of Member/Proxy:

\_\_\_\_\_











# **BOOK-POST**

***If undelivered please return to :***

**BHISHMA REALTY LIMITED**

**Regd. Off.: Sir Vithaldas Chambers, 16, Mumbai Samachar Marg, Fort, Mumbai - 400001.**