

Independent Auditor's Report

To the Members of Pinnacle Real Estate Development Private Limited Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Pinnacle Real Estate Development Private Limited (the "Company"), which comprise the Balance Sheet as at 31 March 2023, and the Statement of Profit and Loss (including Other Comprehensive loss), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2023, and its loss and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

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

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

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



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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, the Management 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 the Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is



sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

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

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

Other Matters

The comparative financial information of the Company for the year ended March 31, 2022 prepared in accordance with Indian Accounting Standards included in these financial statements, have been audited by the predecessor auditor. The report of the predecessor auditor on the comparative financial information dated May 20, 2022 expressed an unmodified opinion.

Our opinion is not qualified in respect of this matter.



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 Section 143 (11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. (A) As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The balance sheet, the statement of profit and loss (including other comprehensive loss), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the directors as on 31 March, 2023 taken on record by the Board of Directors, none of the Directors is disqualified as on 31 March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, we report that no remuneration has been paid by the company to its Directors during the year.
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ending 31st March 2023.
 - iv. i. Based on the representation provided by the management and to the best of their knowledge and belief, other than as disclosed in the note no 25 (vii) to the Financial Statements, no funds have been advanced or loaned or invested by the Company to or in any other persons or entities, including foreign entities, 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, or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



- ii. Based on the representation provided by the management and to the best of their knowledge and belief, other than as disclosed in the note no 25 (vii) to the Financial Statements, no funds have been received by the Company from any other persons or entities, including foreign entities, 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, or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- iii. Based on such audit procedures as 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) above, contain any material mis-statement.
- v. The Company has neither declared nor paid any dividend during the year.
- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the company with effect from 1 April, 2023 and accordingly, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended 31 March, 2023.

For **D T S & Associates LLP**
Chartered Accountants
Firm's Registration No. 142412W/W-100595

Kundun

Kundan Angre
Partner
Membership No. 136433
UDIN: 23136433BGRPEZ7327



Mumbai
May 22, 2023

“Annexure A” to the Independent Auditor’s Report on Financial Statements

(Referred to in paragraph 1 under “Report on other legal and regulatory requirements” of our report of even date to the members of Pinnacle Real Estate Development Private Limited on the Financial Statements for the year ended on 31st March, 2023)

- (i) As the Company had no Property Plant and equipment during the year, clause 3(i)(a), (i)(b), (i)(c), (i)(d) and (i)(e) of the Order are not applicable to the Company.
- (ii) (a) As the Company had no inventories during the year, clause 3(ii)(a) of the order is not applicable to the Company.
(b) 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 been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks and financial institutions on the basis of security of current assets at any point of time of the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) 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 made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investment nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 (“the Act”) are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory



dues, including provident fund, employees' state insurance, sales tax, income tax, service tax, duty of customs, duty of excise, value added tax, cess, goods and services tax and other material statutory dues, as applicable, with the appropriate authorities.

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

(b) According to the information and explanations given to us and the records of the Company examined by us, there are no statutory dues referred to in sub-clause (a) which have not been deposited on account of any dispute.

(viii) 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 surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) As the Company does not have any loans or other borrowings from any lender as at the balance sheet date, the reporting under clause 3(ix)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared Wilful Defaulter by any bank or financial institution or government or any government authority.

(c) According to the records of the Company examined by us and the information and explanations given to us, the Company has not obtained any term loans.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that 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.

(f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) In our opinion and according to the information and explanation given to us, the Company has not made any preferential allotment or private placement of Shares or Fully of Partly Convertible Debentures during the year and hence clause 3(x)(b) of the order is not applicable to the Company.



- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) The Company has entered into transactions with related parties in compliance with the provisions of Section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required under Indian Accounting Standard 24 "Related Party Disclosures" specified under Section 133 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act and, accordingly, to this extent, the reporting under clause 3(xiii) of the Order is not applicable to the Company.
- (xiv) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the provisions of clause 3(xvi)(a) of the Order are not applicable to the Company and hence not commented upon.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the provisions of clause 3(xvi)(c) of the Order are not applicable to the Company and hence not commented upon.
- (d) As represented by the management, the group does not have any Core Investment Company (CIC) as part of the Group as per the definition of Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016.
- (xvii) The Company has incurred cash losses of Rs 27.08 Thousand in the financial year and of Rs. 74.07 Thousand in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.



- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the 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 give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date will get discharged by the Company as and when they fall due.
- (xx) The requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **D T S & Associates LLP**
Chartered Accountants
Firm's Registration No. 142412W/W-100595

Kund

Kundan Angre
Partner
Membership No. 136433
UDIN: 23136433BGRPEZ7327



Mumbai
May 22, 2023

“Annexure B” to the Independent Auditors’ report on the financial statements of Pinnacle Real Estate Development Private for the period ended 31 March 2023.

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

(Referred to in paragraph 2(A)(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Pinnacle Real Estate Development Private (“the Company”) as of 31 March 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

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

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s



judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial controls with Reference to Financial Statements

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

Inherent Limitations of Internal Financial controls with Reference to Financial Statements

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with reference to financials statements and such internal financial controls over financial reporting with reference to financials statements were operating effectively as at 31 March, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For **D T S & Associates LLP**
Chartered Accountants
Firm's Registration No. 142412W/W-100595



Kundan Angre
Partner
Membership No. 136433
UDIN: 23136433BGRPEZ7327

Mumbai
May 22, 2023



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

Balance Sheet as at 31st March 2023

(₹ in Thousand)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
Assets			
Non Current Assets			
<u>Financial Assets</u>			
Investments	6	0.80	0.80
Other Non Current Assets	7	95.00	95.00
		95.80	95.80
Current Assets			
<u>Financial Assets</u>			
(i) Cash and Cash Equivalents	8	59.66	495.56
(ii) Other Bank Balances	9	415.26	-
Other Current Assets	10	43.24	39.68
		518.16	535.24
Total Assets		613.96	631.04
Equity and Liabilities			
Equity			
Equity Share Capital	11	1,000.00	1,000.00
Other Equity	12	(416.24)	(389.16)
		583.76	610.84
Current Liabilities			
Other Current Liabilities	13	30.20	20.20
		30.20	20.20
Total Equity and Liabilities		613.96	631.04

See accompanying notes to the Financial Statements 1 to 26

As per our Report of even date

For DTS & Associates LLP

Chartered Accountants

(Firm Registration No : 142412W/W100595)

For and on behalf of the Board of Directors



Kundan Angre

Partner

Membership No. 136433

Place : Mumbai

Date : May 22, 2023





Vidyasagar Pingali

Director

DIN No. 02710397



Atul Ruia

Director

DIN No. 00087396



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

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

(₹ in Thousand)

Particulars	Notes	For the year ended 31st March 2023	For the year ended 31st March 2022
Income			
Other Income	14	15.27	5.00
Total Income		15.27	5.00
Expenses			
Finance Costs	15	-	0.44
Other Expenses	16	42.35	78.63
Total Expenses		42.35	79.07
Profit/(Loss) Before Tax		(27.08)	(74.07)
Tax Expenses		-	-
Current Tax		-	-
Profit/(Loss) for the year (A)		(27.08)	(74.07)
Other Comprehensive Income			
Items that will not be reclassified to Profit & Loss		-	-
Income tax relating to items that will not be reclassified to Profit & Loss		-	-
Other Comprehensive Income for the year (B)		-	-
Total Comprehensive Income for the year (A+B)		(27.08)	(74.07)
Earning Per Equity Share of face value of ₹ 10 each			
Basic EPS	19	(0.27)	(1.34)

See accompanying notes to the Financial Statements 1 to 26

As per our Report of even date

For DTS & Associates LLP

Chartered Accountants

(Firm Registration No : 142412W/W100595)

Kund

Kundan Angre

Partner

Membership No. 136433

Place : Mumbai

Date : May 22, 2023



For and on behalf of the Board of Directors

Vidya

Vidyasagar Pingali

Director

DIN No. 02710397

Atul

Atul Ruia

Director

DIN No. 00087396



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

Cash Flow Statement for the year ended 31st March, 2023

(₹ in Thousand)

	Particulars	For the year ended 31st March 2023	For the year ended 31st March 2022
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit /(Loss) before Taxation	(27.08)	(74.06)
	Adjustment for Non Cash / Non Operating items		
	Interest on Bank FD	(15.27)	-
	Operating Profit/(Loss) before Working Capital Changes	(42.35)	(74.06)
	Change in Working Capital:		
	Trade & Other receivable	(3.56)	(10.22)
	Current Liabilities	10.00	(14.33)
	Taxes Paid (Net)	-	-
	Net Cash (used in)/Generated from Operating Activities	(35.91)	(98.61)
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Investment in Fixed Deposit	(415.26)	-
	Interest on Fixed Deposit	15.27	-
	Net Cash (used in)/Generated from Investing Activities	(399.99)	-
C	CASH FLOW FROM FINANCING ACTIVITIES		
	Issue of Equity Shares	-	900.00
	Repayment of ICD	-	(321.03)
	Net Cash (used in)/Generated from Financing Activities	-	578.97
	Net Increase/ (Decrease) in Cash and Cash Equivalents	(435.90)	480.36
	Opening Balance of Cash and Cash Equivalents	495.56	15.20
	Closing Balance of Cash and Cash Equivalents (Refer Note - 8)	59.66	495.56
	Notes to Cash Flow		
	Component of cash & cash equivalents:		
	Cash on Hand	-	-
	Balance with Bank	59.66	495.56
		59.66	495.56

See accompanying notes to the Financial Statements
As per our Report of even date

1 to 26

For DTS & Associates LLP

Chartered Accountants

(Firm Registration No : 142412W/W100595)



Kundan Angre

Partner

Membership No. 136433

Place : Mumbai

Date : May 22, 2023



For and on behalf of the Board of Directors



Vidyasagar Pingali

Director

DIN No. 02710397



Atul Ruia

Director

DIN No. 00087396



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

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

A. EQUITY SHARE CAPITAL

For the year ended 31st March, 2023

(₹ in Thousand)

Balance as at 1st April, 2022	Changes in equity share capital during the year	Balance as at 31st March 2023
1,000		1,000

For the year ended 31st March, 2022

(₹ in Thousand)

Balance as at 1st April, 2021	Changes in equity share capital during the year	Balance as at 31st March 2022
100	900	1,000

B. Other Equity

For the period ended 31st March, 2023

(₹ in Thousand)

Particulars	Reserves & Surplus	Total Other Equity
	Retained Earnings	
Balance as at 1st April, 2022	(389.16)	(389.16)
Loss for the year	(27.08)	(27.08)
Balance as at 31st March, 2023	(416.24)	(416.24)

For year ended 31st March, 2022

(₹ in Thousand)

Particulars	Reserves & Surplus	Total Other Equity
	Retained Earnings	
Balance as at 1st April, 2021	(315.09)	(315.09)
Loss for the year	(74.07)	(74.07)
Balance as at 31st March, 2022	(389.16)	(389.16)

See accompanying notes to the Financial Statements

1 to 26

As per our Report of even date

For DTS & Associates LLP

Chartered Accountants

(Firm Registration No : 142412W/W100595)



Kundan Angre

Partner

Membership No. 136433

Place : Mumbai

Date : May 22, 2023



For and on behalf of the Board of Directors

Vidyasagar Pingali

Director

DIN No. 02710397



Atul Ruia

Director

DIN No. 00087396

PINNACLE REAL ESTATE DEVELOPMENT PRIVATE LIMITED
(CIN No. U70100MH2006PTC161072)
Notes on Financial Statement for the year ended 31st March 2023

1. Corporate Information:

The Company is a limited company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the company is located at Ground 462, Senapati Bapat Marg, Phoenix Mills Premises, Lower Parel, Mumbai – 400 013.

The Company is mainly engaged in real estate activities. For Company's principal shareholders, refer note no. 11.

These financial statements were approved and adopted by board of directors of the Company in their meeting dated 20th May 2023.

2. Basis of Preparation of Financial Statement:

The Financial Statements have been prepared in accordance with and in compliance, in all material aspects, with the Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies (Indian Accounting Standards) Rules, 2015, as amended and other provisions of the Act.

The significant accounting policies used in preparing financial statements are set out in Note 3 of the Notes on Financial Statements and are applied consistently to all the periods presented.

3. Summary of Significant Accounting Policies:

a) Functional and presentation of currency:

The financial statements are presented in Indian Rupees, which is the Company's functional currency and all amounts are rounded to the nearest thousand rupees.

b) Basis of measurement:

The Financial Statements have been prepared on historical cost basis, except the following:

- Certain financial assets and liabilities that is measured at fair value.

c) Use of Estimates:

The preparation of the financial statements requires management to make estimates, judgements and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of financial statements and reported amounts of income and expenses during the period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.



The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are described in Note 4. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

d) Impairment of Non Financial Assets :

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Unit's (CGU) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing the value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

e) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instruments of another entity. Classifications of financial instruments are in accordance with the substance of the contractual arrangement and as per the definitions of financial assets, financial liability and an equity instruments.

Financial Assets and investments

i) Initial recognition and measurement:

At initial recognition, the company measures a financial asset (other than financial asset at fair value through profit or loss) at its fair value plus or minus, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the statement of profit & loss.

ii) Subsequent recognition and measurement:

Subsequent measurement of financial asset depends on the company's business model for managing the asset and the cash flow characteristics of the asset. For the purpose of subsequent recognition and measurement financial assets are classified in four categories:



- **Debt instrument at amortised cost:**

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Debt instrument at fair value through other comprehensive income (FVOCI):**

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses and interest revenue which are recognised in the statement of profit & loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

- **Debt instrument at fair value through profit and loss (FVTPL):**

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in the statement of profit & loss and presented net in the statement of profit & loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

- **Equity instruments:**

All equity instruments are initially measured at fair value. Any subsequent fair value gain /loss is recognised through profit or loss if such investments are held for trading purposes. The fair value gains or losses of all other equity investments are recognised in Other Comprehensive Income.

- iii) Derecognition:

A financial asset is primarily derecognised i.e. removed from Company's financial statement when:

- The rights to receive cash flows from asset have expired, or
- The Company has transferred its right to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under 'pass-through' arrangement and either;



- a) The Company has transferred substantially all the risks and rewards of the assets,
- b) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the company could be required to repay.

Financial Liabilities:

i) Initial recognition and measurement:

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

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

ii) Subsequent measurement:

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit and loss:

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and has designated upon initial measurement recognition at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Gains/ losses on liabilities held for trading are recognised in the statement of profit & loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied.



iii) Financial Liabilities at amortised cost:

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit & loss when the liabilities are derecognised as well as through the EIR amortisation process.

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

Derecognition:

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

f) Impairment of Financial assets:

The company assesses impairment based on expected credit losses (ECL) model to the following:

- Financial assets carried at amortised cost;
- Financial asset measured at FVOCI debt instruments.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivable.

Trade receivables

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

The Company uses a provision matrix to determine impairment loss allowance on its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

For recognition of impairment loss on other financial assets and risk exposure, the company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used



to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

For assessing increase in credit risk and impairment loss, the company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

g) Classification of assets and liabilities as current and non – current:

The Company presents assets and liabilities in Balance Sheet based on current/non-current classification.

An asset is classified as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle,
- b) Held primarily for the purpose of trading,
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

- a) It is expected to be settled in normal operating cycle,
- b) It is held primarily for the purpose of trading,
- c) It is due to be settled within twelve months after the reporting period, or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents.

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



h) Equity share capital:

Ordinary shares are classified as equity. Incremental costs net of taxes directly attributable to the issue of new equity shares are reduced from retained earnings, net of taxes.

i) Cash and cash equivalents:

Cash and cash equivalents includes cash on hand and at bank, deposits held at call with banks and other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

j) Revenue Recognition:

The company' revenue from contracts with customers is mainly from Business Support Services.

Revenue from Business Support Service is recognized on satisfaction of performance obligation upon transfer of control of promised services to customers in an amount that reflects the consideration the Company expects to receive in exchange for those services, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when it becomes unconditional. Generally, the credit period varies between 0-30 days from the delivery of services.

Interest income

Interest income from debt instrument is recognised using effective interest rate method. The effective interest rate is the rate that discounts estimated future cash receipts through the expected life of financial asset to the gross carrying amount of financial asset. When calculating effective interest rate, the company expects cash flows by considering all contractual terms of financial instrument but does not consider the expected credit losses.

Dividends

Dividends are recognised when the right to receive the payment is established.

k) Provisions and contingencies:

Provisions are recognised when the Company has 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. If the effect of the time value of money is material, provisions are discounted using the government securities interest rate for the equivalent period. Unwinding of the discount is recognised in the Statement of Profit and Loss as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate. Provisions are not recognised for future operating losses.



Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

I) Income Taxes:

Current Income Tax:

Current Income Tax liabilities are measured at the amount expected to be paid to the taxation authorities using the tax rates and tax laws that are enacted or subsequently enacted at the end of the reporting period. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and creates provisions where appropriate.

Deferred Tax:

Deferred Tax is provided, using the liability method, on temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred Income Tax is determined using the tax rates and tax laws that are enacted or subsequently enacted at the end of the reporting period.

Deferred Tax liabilities are recognised for all temporary differences. Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and the deferred tax balances relate to the same taxation authority. Current tax asset and liabilities are offset where the company has a legally enforceable right and intends either to settle on net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in the statement of profit & loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Deferred tax assets include Minimum Alternative Tax (MAT) paid in accordance with the tax laws in India, to the extent it would be available for set off against future current income tax liability. Accordingly, MAT is recognised as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realised.



change. Since the cash outflows can take place many years in the future, the carrying amounts of provisions and liabilities are reviewed regularly and adjusted to take account of changing facts and circumstances.

(c) Fair Value measurement:

When the fair values of financial assets and financial liabilities recorded in the Balance Sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques, including the discounted cash flow model, which involve various judgements and assumptions.

(d) Impairment of financial assets:

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

5. STANDARDS ISSUED BUT NOT EFFECTIVE

Ministry of Corporate Affairs (MCA), on March 31, 2023, through the Companies (Indian Accounting Standards (Ind AS)) Amendment Rules, 2023 amended certain existing Ind ASs on miscellaneous issues with effect from 1st April 2023. Following are few key amendments relevant to the Company:

- i. IND AS 1 – Presentation of Financial Statements & Ind AS 34 – Interim Financial Reporting – Material accounting policy information (including focus on how an entity applied the requirements of Ind AS) shall be disclosed instead of significant accounting policies as part of financial statements.
- ii. IND AS 107 – Financial Instruments: Disclosures – Information about the measurement basis for financial instruments shall be disclosed as part of material accounting policy information.
- iii. IND AS 8 – Accounting policies, changes in accounting estimate and errors- Clarification on what constitutes an accounting estimate provided.
- iv. IND AS 12 – Income Taxes – This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences.

Application of above standards are not expected to have any significant impact on the company's financial statements.



m) Earnings per share:

Basic earnings per share is calculated by dividing the net profit or loss (after tax) for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share is calculated by dividing the net profit or loss (after tax) for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

4. Critical accounting estimates, assumptions and judgements:

The preparation of the financial statements requires management to make estimates, judgements and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of financial statements and reported amounts of income and expenses during the period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

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

In the process of applying the Company's accounting policies, management has made the following estimates and judgements, which have significant effect on the amounts recognized in the financial statement:

(a) Recoverability of trade receivable

Judgments are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. The Company uses a provision matrix to determine impairment loss allowance on its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

(b) Provisions:

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the application of judgement to existing facts and circumstances, which can be subject to



Pinnacle Real Estate Development Private Limited
(CIN No. U70100MH2006PTC161072)
Notes to Financial Statements for the year ended 31st March 2023

		(₹ in Thousand)	
Notes	Particulars	As at March 31, 2023	As at March 31, 2022
6	Non Current Investments		
	Investment in Equity Shares at Cost		
	Unquoted		
	Investment in shares of Fellow Subsidiary Company		
	80 (P.Y. - 80) Mugwort Land Holdings Private Limited (Refer note 17)	0.80	0.80
		0.80	0.80
7	Other Non Current Assets		
	(Unsecured and Considered Good)		
	Capital Advances		
	With Related party (Refer note 17)	50.00	50.00
	With Others	45.00	45.00
		95.00	95.00
8	Cash & Cash Equivalents		
	Balances with Banks	59.66	495.56
	Cash on hand	-	-
		59.66	495.56
9	Other Bank Balances		
	Deposits with original maturity More than 3 months Less than 12 Months	415.26	-
		415.26	-
10	Other Current Assets		
	Vat Deposits	25.00	25.00
	GST Input Receivable	18.24	14.68
		43.24	39.68
11	Equity Share Capital		
	Authorised		
	1,00,000 (P.Y. - 1,00,000) Equity Shares of ₹ 10/- each	1,000.00	1,000.00
	Issued, Subscribed and paid up		
	1,00,000 (P.Y. - 1,00,000) Equity Shares of ₹ 10/- each fully paid up	1,000.00	1,000.00
		1,000.00	1,000.00
	a) Reconciliation of the Shares outstanding at the beginning and at the end of the reporting year	No. of Shares	No. of Shares
	Shares outstanding at the beginning the year	1,00,000	10,000
	Shares Issued during the year	-	90,000
	Shares outstanding at the end of the year	1,00,000	1,00,000



Pinnacle Real Estate Development Private Limited
(CIN No. U70100MH2006PTC161072)
Notes to Financial Statements for the year ended 31st March 2023

(₹ in Thousand)

Notes	Particulars	As at March 31, 2023		As at March 31, 2022	
12	b) Shares held by Holding Company				
	The Phoenix Mills Limited, 1,00,000 (P.Y. - 1,00,000) equity shares of ₹ 10 each fully paid up.				
	1,000.001,000.00				
	c) Details of Shares held by Promoter at the end of the year				
	Promoter Name	No. of Shares	%of total shares	% Change during the period 2022-23	% Change during the year 2021-22
	The Phoenix Mills Limited (Holding Company)	1,00,000	100.00	NIL	NIL
	d) Details of shareholders holding more than 5% Shares in the				
	Particulars	March 31, 2023		31st March, 2022	
	Equity Shares of ₹ 10 each fully paid	Number of shares	% of Holdings	Number of shares	% of Holdings
	The Phoenix Mills Limited, holding company	1,00,000	100	1,00,000	100
	Total	1,00,000	100	1,00,000	100
	e) Terms of Issue				
	The Company has only one class equity shares having face value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. Equity share holder are also entitled to dividend as and when proposed by the Board of Director and approved by Share holders in 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 which shall be in proportion to the number of shares held by the Shareholders.				
	Other Equity Retained Earnings				
	As per last Balance Sheet				
Loss for the year					
Closing Balance					
(389.16)(315.09)					
(27.08)(74.07)					
(416.24)(389.16)					
Nature & Purpose of Reserves					
Retained earnings: Retained earnings are the profits that the company has earned till date, less any transfers to General Reserve, dividends or other distributions paid to the shareholders.					
13	Other Current Liabilities				
	Provision for Expenses				
	30.2020.20				
30.2020.20					



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

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

(₹ in Thousand)

Notes	Particulars	For the year ended 31st March 2023	For the year ended 31st March 2022
14	Other Income		
	Service Fees	-	5.00
	Interest on Bank FD	15.27	-
		15.27	5.00
15	Finance Costs		
	Interest on ICD	-	0.44
		-	0.44
16	Other Expenses		
	Stamp Duty Charges	-	35.32
	Legal and Professional expenses	20.51	24.81
	Profession Tax Company	2.50	2.50
	Auditor's Remuneration (Refer Note No. 16.1)	18.75	15.00
	Bank Charges	0.59	1.00
		42.35	78.63
16.1	Payment to Auditor		
	Audit Fees	18.75	15.00
		18.75	15.00



Pinnacle Real Estate Development Private Limited**(CIN No. U70100MH2006PTC161072)****Notes to Financial Statements for the year ended 31st March, 2023****17 Related party Disclosure:**

In accordance with the requirements of IND AS 24, on related party disclosures, name of the related party, related party relationship, transactions and outstanding balances including commitments where control exists and with whom transactions have taken place during reported periods, are:

a) Related Party with whom transactions have been taken place and relationships:

Sr. No.	Name of the party	Relationship
1	The Phoenix Mills Limited	Holding Company
2	Market City Resources Pvt. Ltd.	Fellow Subsidiary
3	Mugwort Land Holding Pvt Ltd	Fellow Subsidiary

b) Transactions during the year**(₹ in Thousand)**

Sr. No.	Nature of Transaction	Market city Resources Pvt Ltd.	Total
1	Service Income	-	-
		(5.00)	(5.00)
2	Business support service	10.00	10.00
		-	-

Note:-Figures in bracket represents previous year figures.

c) Balance with the related party at the year ended 31st March 2023 are as under**(₹ in Thousand)**

Sr. No.	Nature of Transaction	The Phoenix Mills Limited	Mugwort Land Holding Pvt Ltd	Market City Resources Pvt Ltd	Total
1	Capital Advance	50.00	-	-	50.00
		(50.00)	-	-	(50.00)
2	Investment in Equity shares	-	0.80	-	0.80
		-	(0.80)	-	(0.80)
3	Trade Payable	-	-	10.00	10.00
		-	-	-	-

Note:-Figures in bracket represents previous year figures.

1. The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions.

2. Review of outstanding balances is undertaken each financial year through examining the financial position of the related party and the market in which related party operates. These balances are unsecured and their settlement occurs through Banking channel.



18 Segment reporting:

The Company is mainly engaged in real estate, construction business, commercial development. Considering the nature of the company's business and operations, there are no separate reportable segments (business and/or geographical) in accordance with the requirements of Indian Accounting Standard (IND AS)108 –'Segment Reporting'

19 Earnings per Share (EPS)

Particulars	As at	As at
	31st March 2023	31st March 2022
Net Profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	(27.08)	(74.06)
Weighted Average number of equity shares used as denominator for calculating EPS	1,00,000	55,370
Weighted Average number of equity shares used as denominator for calculating Diluted EPS	1,00,000	55,370
Basic Earnings per share	(0.27)	(1.34)
Diluted Earnings per share *	(0.27)	(1.34)
Face Value per equity share	10.00	10.00

* Anti diluted hence same as Basic EPS

20 Fair Value of Financial Assets and Liabilities:

Set out below is the comparison by class of carrying amounts and fair value of Company's financial instruments that are recognised in the financial statements.

(₹ in Thousand)

Particulars	As at 31st March, 2023		As at 31st March, 2022	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets designated at amortised cost				
Cash and Cash Equivalents	59.66	59.66	495.56	495.56
Other Bank Balances	415.26	415.26	-	-
Total	474.92	474.92	495.56	495.56
Financial liabilities designated at amortised				
Short Term Borrowings	-	-	-	-
Trade and other payables	-	-	-	-
Total	-	-	-	-

Fair valuation techniques:

The Company maintains policies and procedures to value financial assets or financial liabilities using the best and most relevant data available.

The following methods and assumptions were used to estimate the fair values

i) Fair value of investment in unquoted equity shares are considered same as carrying value as the same are not material.

ii) Fair value of Financial Assets & Financial Liability(except long term borrowings) are carried at amortised cost is not materially different from it's carrying cost due to short term maturities



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

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

21 Financial risk Management:

The Company's activities expose it to credit risk, liquidity risk and market risk. This note explains the sources of risks which the entity is exposed to and how it mitigates that risk.

• 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 prices comprise three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings and investments in securities.

Foreign currency risk

The Company is exposed to insignificant foreign exchange risk as at the respective reporting dates.

Interest rate risk

Fluctuation in fair value or future cash flows of a financial instrument because of changes in market interest rates gives rise to interest rate risk. The Company is not exposed to the Interest rate risk.

Commodity and Other price risk

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

• Credit Risk

Credit risk is the risk of financial loss to the Company that a customer or counter party to a financial instrument fails to meet its obligations. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks.

Trade and other receivables:

The Company is not exposed credit risk as the company does not have significant Trade & other receivables as at the reporting dates.

Cash and cash equivalents and other investments

The Company considers factors such as track record, size of the institution, market reputation and service standards to select the banks with which balances and deposits are maintained. Generally, the balances are maintained with the institutions with which the Company has also availed borrowings. The Company does not maintain significant cash and deposit balances other than those required for its day to day operations.

Exposure to credit risk

The gross carrying amount of financial assets, net of impairment losses recognised represents the maximum credit exposure. The maximum exposure to credit risk as at March 31, 2023 and March 31, 2022 is as follows:



Pinnacle Real Estate Development Private Limited

(CIN No. U70100MH2006PTC161072)

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

		(₹ in Thousand)	
		As at 31st March, 2023	As at 31st March, 2022
Financial assets for which loss allowances is measured using 12 months Expected Credit Losses (ECL):			
Cash and cash equivalents		59.66	495.56
Cash and Cash equivalent are neither past due nor impaired. Management is of view that these financial assets are considered good and 12 months ECL is not provided.			
• Liquidity risk Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations without incurring unacceptable losses. The Company's objective is to at all times maintain optimum levels of liquidity to meet its cash and collateral requirements. The current borrowings are sufficient to meet its short to medium term expansion needs. The Company is not exposed to liquidity risk as there are no borrowing and payables.			
22	Capital management : The primary objective of the Company's capital management is to maximize the shareholder value. The Company's primary objective when managing capital is to ensure that it maintains an efficient capital structure and healthy capital ratios and safeguard the Company's ability to continue as a going concern in order to support its business and provide maximum returns for shareholders. The Company also proposes to maintain an optimal capital structure to reduce the cost of capital. No changes were made in the objectives, policies or processes during the year ended March 31 2023 and March 31 2022. For the purpose of the Company's capital management, capital includes issued capital, share premium and all other equity reserves.		
		(₹ in Thousand)	
Particulars		As at 31st March, 2023	As at 31st March, 2022
Loans and Borrowings		-	-
Net Debt		-	-
Total Capital		583.76	610.84
Gearing Ratio *		NIL	NIL
* NIL as there are no borrowings.			
23	Capital and Other Commitments (Estimated amount of contracts remaining to be executed on capital account not provided for)		
		As At 31-03-2023	As At 31-03-2022
		700.00	700.00



Pinnacle Real Estate Development Private Limited

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Notes to Financial Statements for year ended March 31, 2023

24 The following are analytical ratios for the year ended 31st March 2023 and 31st March 2022

Sr No	Particulars (Refer Note below)	Numerator	Denominator	31st March 2023	31st March 2022	Variance (%)	Reason for variance
1	Current Ratio	Current Assets	Current Liabilities	17.16	26.50	-35.25%	Increase in current liability on account of increase in provision of expenses and decrease in bank balance due to payments.
2	Return on Equity Ratio	Net Income	Average Shareholder's Equity	-4.53%	-37.43%	-87.89%	Additional shares issued to holding Company in last year.
3	Trade Payables Turnover Ratio	Total Purchases	Average Trade Payables	1.68	2.87	-41.51%	During the last year increase in total purchases (expenses) is due to Stamp Duty and Legal Charges paid towards the issue of additional shares issued to the holding Company.
4	Net Profit Ratio	Net Profit before tax	Net Sales	-177.36%	-1481.12%	-88.02%	During last year net Loss due to Stamp Duty and Legal Charges paid towards issue of additional shares issued to holding Company.
5	Return on Capital Employed	EBIT	Capital Employed	-4.64%	-12.05%	-61.51%	Additional shares issued to holding Company in last year.

Note : Following ratios are not applicable to the Company.

- 1) Debt Equity Ratio
- 2) Debt Service
- 3) Inventory
- 4) Trade Receivables Turnover Ratio
- 5) Net Capital Turnover Ratio
- 6) Return on Investment

25 Additional regulatory information required by Schedule III

i) **Details of benami property held**

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.



Pinnacle Real Estate Development Private Limited

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Notes to Financial Statements for year ended March 31, 2023

ii) Borrowing secured against current assets

The Company does not have borrowings from banks and financial institutions on the basis of security of current assets.

iii) Wilful defaulter

Company have not been declared wilful defaulter by any bank or financial institution or government or any government authority.

iv) Relationship with struck off companies

The Company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

v) Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under the Companies Act, 2013.

vi) Compliance with approved scheme(s) of arrangements

The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.

vii) Utilisation of borrowed funds and share premium

The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

- a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries

viii) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.



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Notes to Financial Statements for year ended March 31, 2023

x) Valuation of PP&E, intangible asset and investment property

The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

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The previous year's figures have been regrouped, reworked, rearranged and reclassified, whenever necessary and are to be read in relation to the amounts and other disclosures relating to the year.

As per our Report of even date

For DTS & Associates LLP

Chartered Accountants

(Firm Registration No : 142412W/W100595)



Kundan Angre

Partner

Membership No. 136433

Place : Mumbai

Date : May 22, 2023



For and on behalf of the Board of Directors

Vidyasagar Pingali

Director

DIN No. 02710397



Atul Ruia

Director

DIN No. 00087396

