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**AJIT M. GHELANI**  
**B.Com (Hons), F.C.A., GRAD.C.W.A.**

**CHINTAN A. GHELANI**  
**B.Com (Hons), F.C.A., C.S.**

## **Independent Auditor's Report**

**To**  
**The Members of**  
**Mindstone Mall Developers Private Limited**

### **Report on the Standalone Financial Statements**

We have audited the accompanying standalone Ind AS financial statements of **Mindstone Mall Developers Private Limited ("the Company")**, which comprise the balance sheet as at 31<sup>st</sup> March 2020, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

### **Basis for Opinion**

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made 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 audit opinion.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon. Our opinion on the standalone 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 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 financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Standalone 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 financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone 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 financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

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

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

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone 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, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, based on our audit we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the company so far as it appears from our examination of those books.
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
  - d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - e) On the basis of the written representations received from the directors as on March 31, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
  - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended 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.
- ii) The Company did not have any long term contracts including derivative contracts that require provision under any law or accounting standards for which there were any material foreseeable losses.
- iii) There were no amounts which are required to be transferred to the Investor Education and Protection Fund by the Company during the year.

**For A. M. Ghelani & Company**

Chartered Accountants

Registration No : 103173W

**Chintan A. Ghelani**

Partner

Membership No.: 104391

ICAI UDIN :

Place : Mumbai

Date:

**“Annexure A” referred to in paragraph 1 under the heading Report on other legal and regulatory requirements of our report of even date**

**The Annexure referred to in Independent Auditor’s Report to the members of the company on the standalone Financial Statements for the year ended 31st March 2020, we report that:**

- (i) The Company does not have any Fixed Assets.
- (ii) The Company does not have any Inventory and hence the reporting under clause (ii) of the order is not applicable.
- (iii) As informed to us, the Company has not granted unsecured loan, to Companies/firms or other parties covered in the register maintained under section 189 of the Act.
- (iv) The Company has not granted any loans, guarantee and has not purchased security of other body corporates during the year. Hence, the requirement of clause (iv) of paragraph 3 of the order not applicable to the company.
- (v) According to the information and explanation given to us, the company has not accepted any deposits within the meaning of provisions of section 73 to 76 or any other relevant provisions of the Act and rules framed hereunder. Therefore, provisions of Clause (v) of paragraph 3 of the Order are not applicable to the company.
- (vi) To the best of our knowledge and as explained, the Central Government has not prescribed the maintenance of cost records under the sub section (1) of section 148 of the Act.
- (vii) According to the information and explanations given to us, in respect of Statutory Dues:
  - a. According to the records of the Company, undisputed statutory dues including Provident Fund, Employees’ State Insurance, Income-Tax, Sales-Tax, Wealth Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other statutory dues have been regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at March 31, 2020 for a period of more than six months from the date of becoming payable.
  - b. According to the information and explanations given to us, there are no dues of Income Tax, Sales Tax, Wealth Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess on account of any dispute, which have not been deposited.
- (viii) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of loan or borrowing to a financial institution, bank, government or dues to the debenture holders of the company.
- (ix) According to the information and explanations given to us, monies raised by way of Debenture have prima-facie been applied for the purpose for which they were raised.
- (x) In our opinion and according to the information and explanations given to us, no fraud on or by the Company has been noticed or reported during the year.
- (xi) Based upon information and explanation given by the management, No managerial remuneration has been paid or provided by the Company. Therefore, the provisions of clause (xi) of the order not applicable to the Company.
- (xii) In our opinion, The Company is not a Nidhi Company. Therefore, the provision of clause ( xii) of the Paragraph 3 of the Order Not applicable to the Company.

- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, the transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and the details of such transactions have been disclosed in the standalone Ind AS financial statements as required by the applicable accounting standards.
- (xiv) The company has made a private placement of optionally fully convertible debenture during the year under review and the requirement of section 42 of The Companies Act, 2013 have been complied with, as regards thereto. According to the information and explanations given to us, the amounts so raised have prima-facie used for the purposes for which these were raised.
- (xv) The Company has not entered into any Non-Cash transaction with Director or Persons connected with him. Hence, the requirement of Clause (xv) of paragraph 3 of the Order Not applicable to the Company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provision of Clause (xvi) of the paragraph 3 of Order not applicable to the Company.

**For A. M. Ghelani & Company**  
Chartered Accountants  
Registration No : 103173W

**Chintan A. Ghelani**  
Partner  
Membership No.: 104391  
ICIA UDIN :  
Place : Mumbai  
Date:

**“Annexure B” referred to in paragraph 2(f) under the heading Report on other legal and regulatory requirements of our report of even date**

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

We have audited the internal financial controls over financial reporting of **Mindstone Mall Developers Private Limited (“the Company”)** as of March 31, 2020 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

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

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 Companies Act, 2013.

**Auditor’s Responsibility**

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, 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 adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

**Meaning of Internal Financial Controls Over Financial Reporting**

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial Reporting includes those policies and procedures that (1) pertain to the maintenance of records that,

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

### **Limitations of Internal Financial Controls over Financial Reporting**

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

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

### **For A. M. Ghelani & Company**

Chartered Accountants

Registration No : 103173W

### **Chintan A. Ghelani**

Partner

Membership No.: 104391

ICAI UDIN :

Place : Mumbai

Date:



MINDSTONE MALL DEVELOPERS PRIVATE LIMITED			
(CIN No: U70109MH2018PTC310896)			
Balance Sheet as at 31st March, 2020			(Amount in ₹)
Particulars	Note No.	As at 31st March, 2020	As at 31st March, 2019
ASSETS			
Non-current assets			
a) Property, plant and equipment	5	-	-
b) Capital work-in-progress		1,02,20,932	11,22,707
c) Other non-current assets		25,20,38,801	5,07,50,000
(A)		26,22,59,733	5,18,72,707
Current assets			
a) Financial assets	6	1,12,679	10,83,631
i) Cash and cash equivalents			
b) Other current assets	7	4,91,413	1,49,173
(B)		6,04,092	12,32,804
TOTAL ASSETS (A + B)		26,28,63,825	5,31,05,511
EQUITY AND LIABILITIES			
Equity			
a) Equity share capital	8	1,00,000	1,00,000
b) Other equity	9	26,10,16,815	5,24,74,805
(A)		26,11,16,815	5,25,74,805
Current liabilities			
a) Financial liabilities	10		
i) Trade Payables			-
Dues to Micro and Small Enterprises		-	
Dues to Others		19,180	1,55,909
ii) Other Financial Liabilites	11	16,98,630	-
b) Other current liabilities	12	29,200	3,74,797
(B)		17,47,010	5,30,706
TOTAL EQUITY AND LIABILITIES (A + B)		26,28,63,825	5,31,05,511
Significant Accounting Policies and Notes on Financial statement		1 to 21	
The notes referred to above form an integral part of the Financial Statements			
For and on behalf of the Board of Directors			
For A. M. Ghelani & Company			
Chartered Accountants			
Firm Registration No.: 103173W			
		Vidyasagar Pingali	Harshal Vohra
		Director	Director
		Din No. 02710397	Din No. 06947197
Chintan A. Ghelani			
Partner			
Membership No.: 104391			
Place: Mumbai			
Date: 24th June, 2020			

<b>MINDSTONE MALL DEVELOPERS PRIVATE LIMITED</b> (CIN No: U70109MH2018PTC310896) <b>Statement of Profit and Loss for the year ended 31st March, 2020</b> <div style="text-align: right;">(Amount in ₹)</div>			
Particulars	Note	For the year ended 31st March, 2020	For the year ended 31st March, 2019
<b>Income</b>		-	-
<b>Total Income</b>		-	-
<b>Expenses</b>			
Other expenses	13	57,991	25,195
<b>Total Expenses</b>		<b>57,991</b>	<b>25,195</b>
<b>Profit /(loss) before Tax</b>		(57,991)	(25,195)
<b>Tax expense:</b>			
- Current Tax		-	-
<b>Profit/(loss) for the year</b>		<b>(57,991)</b>	<b>(25,195)</b>
<b>Other comprehensive income</b>		-	-
<b>Total Comprehensive Income for the Year</b>		<b>(57,991)</b>	<b>(25,195)</b>
<b>Earning Per Share</b>			
Basic & Dilluted EPS (Face Value Rs.10)	14	(5.80)	(2.52)
Significant Accounting Policies and Notes on Financial Statements <b>1 to 21</b> The notes referred to above form an integral part of the Financial Statements			
<b>For A. M. Ghelani &amp; Company</b> Chartered Accountants Firm Registration No.: 103173W		<b>For and on behalf of the Board of Directors</b>	
<b>Chintan A. Ghelani</b> Partner Membership No.: 104391 Place : Mumbai Date: 24th June, 2020		<b>Vidyasagar Pingali</b> Director Din No. 02710397	<b>Harshal Vohra</b> Director Din No. 06947197

<b>MINDSTONE MALL DEVELOPERS PRIVATE LIMITED</b> (CIN No: U70109MH2018PTC310896) <b>Cash Flow Statement for the year ended 31st March, 2020</b>		
Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit/(Loss) Before Tax as per Profit and Loss Account	(57,991)	(25,195)
Adjusted for:		
Operating Profit before Working Capital Changes	(57,991)	(25,195)
Change in Working Capital :		
Trade & Other Payables	12,16,304	5,30,706
Trade & Other Receivables	(3,42,240)	(1,49,173)
Cash generated from Operations	8,16,073	3,56,338
Less: Tax paid (Net)	-	-
Net Cash generated from/(used in) Operating Activities (A)	8,16,073	3,56,338
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Advance given for Capital Assets	(20,12,88,801)	(5,07,50,000)
Capital Work in Process	(90,98,225)	(11,22,707)
Net Cash generated from/( Used in ) from Investing Activities (B)	(21,03,87,026)	(5,18,72,707)
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Issue of shares	-	1,00,000
Proceeds from Inter OCD	20,86,00,000	5,25,00,000
Net Cash Generated from / (Used in ) Financing Activities (C)	20,86,00,000	5,26,00,000
Net Increase/ (Decrease) in Cash and Cash Equivalents (A + B + C)	(9,70,953)	10,83,631
Cash and Cash Equivalents at the beginning	10,83,631	-
Cash and Cash Equivalents at the end	1,12,679	10,83,631
<b>Notes to Cash Flow</b>		
Components of cash and cash equivalents :		
Balance with Scheduled Bank	-	-
Cash and Cash equivalents at the end of the year (Refer note no. 6)	1,12,679	10,83,631
As per our Report of even date <b>For A. M. Ghelani &amp; Company</b> Chartered Accountants Firm Registration No.: 103173W          <b>Chintan A. Ghelani</b> Partner Membership No.: 104391 Place : Mumbai Date: 24th June, 2020		
For and on behalf of the Board of Directors          <b>Vidyasagar Pingali</b> Director DIN No. 02710397		

**MINDSTONE MALL DEVELOPERS PRIVATE LIMITED**

(CIN No: U70109MH2018PTC310896)

**STATEMENT OF CHANGES IN EQUITY FOR THE YAER ENDED 31ST MARCH, 2020****A. EQUITY SHARE CAPITAL**

(Amount in ₹)

	Opening Balance as at 1st April, 2019	Changes in Equity share capital during the Year	Closing Balance as at 31st March, 2020
Equity Share Capital	1,00,000	-	1,00,000

**B. OTHER EQUITY**

Particulars	Optionally Fully Convertible Debentures	Retained Earnings	<b>Total</b>
Balance as at 18th June 2018	-	-	-
Profit/ (Loss) for the Period	-	(25,195)	(25,195)
Issued During the Period	5,25,00,000	-	5,25,00,000
Balance as at 31st March, 2019	<b>5,25,00,000</b>	<b>(25,195)</b>	<b>5,24,74,805</b>
Profit/ (Loss) for the Year	-	(57,991)	(57,991)
Issued During the Year	20,86,00,000	-	20,86,00,000
Balance as at 31st March, 2020	<b>26,11,00,000</b>	<b>(83,185)</b>	<b>26,10,16,815</b>

As per our Report of even date

**For A. M. Ghelani & Company**

Chartered Accountants

Firm Registration No.: 103173W

**For and on behalf of the Board of Directors****Chintan A. Ghelani**

Partner

Membership No.: 104391

Place : Mumbai

Date: 24th June, 2020

**Vidyasagar Pingali**

Director

Din No. 02710397

**Harshal Vohra**

Director

Din No. 06947197

**Mindstone Mall Developers Private Limited**  
(CIN No: U70109MH2018PTC310896)

**Notes on Financial Statements for the year ended March 31, 2020**

**1. Corporate Information:**

The Company is a private 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 C/o Marketcity Resources Private Limited, Ground floor, R.R. Hosiery Building, off Dr. E Moses Road, Mahalaxmi (W), Mumbai – 400011.

The Company is engaged in Real Estate, Construction Business and Commercial Development. The principle place of business is at Ground floor, R.R. Hosiery Building, off Dr. E Moses Road, Mahalaxmi (W), Mumbai – 400011.

These financial statements were approved and adopted by the board of directors of the Company in their meeting dated 24<sup>th</sup> June, 2020.

**2. Basis of Preparation of Financial Statements:**

The Financial Statements have been prepared to comply in all material aspects with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended.

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

**3. 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 rupees.

**b) Basis of measurement:**

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

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

**c) Impairment of Non – Financial Asset:**

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 group 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 transaction are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

**d) Cash and cash equivalents:**

Cash and cash equivalents includes cash on hand and at bank, deposits held with banks 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.

**e) Financial Instrument:**

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 instrument 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 three 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 statement of profit and 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 and loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

iii) De-recognition:

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,

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 right 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.

iv) Impairment of Financial asset:

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 receivables or contract revenue 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.

#### *Financial Liabilities:*

##### *i) Initial recognition and measurement:*

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or payables, as appropriate.

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.

##### *ii) Subsequent measurement:*

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

##### Financial liabilities at fair value through profit or 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 or losses on liabilities held for trading are recognised in the statement of profit and 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.



Trade and other payables:

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost.

iii) De - recognition:

A financial liability is de-recognised 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 de-recognition 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) 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.

**g) 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.

**h) Revenue Recognition:**

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

*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.

**i) 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.

**j) 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 regulation are subject to interpretation and creates provisions where appropriate.

#### *Deferred Tax:*

Deferred Tax is recognised using Balance sheet approach, 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 offset 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 and 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.

#### **k) Earning per share:**

Basic earning 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.

#### **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, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared.

Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes 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 recognised in the financial statement:

**(a) 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 judgment to existing facts and circumstances, which can be subject to 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.

**(b) 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 judgment 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.

Estimates and judgments are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances. They are continuously evaluated.

**(c) Fair Value measurement:**

The Company measures financial instrument such as certain investments, at fair value at each balance sheet date.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or Liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

MINDSTONE MALL DEVELOPERS PRIVATE LIMITED					
(CIN No: U70109MH2018PTC310896)					
Notes to financial statements as at 31st March, 2020				(Amount in ₹)	
Notes	Particulars	As at 31st March, 2020		As at 31st March, 2019	
5	<b>Other Non-Current Asset</b> <b>a) Capital Advances</b> GAGGAR & CO LLP Linde India Limited 5+ Design INC.  <b>b) Deposits</b>	- 25,00,00,000 20,28,801  10,000		7,50,000 5,00,00,000 - -	
		<b>25,20,38,801</b>		<b>5,07,50,000</b>	
6	<b>Cash &amp; Cash Equivalents</b> Balances with Banks Cash on hand	99,621 13,058 <b>1,12,679</b>		10,63,631 20,000 <b>10,83,631</b>	
7	<b>Other Current Assets</b> Advances Balances with Government Authorities	1,10,792 3,80,621 <b>4,91,413</b>		8,750 1,40,423 <b>1,49,173</b>	
8	<b>Share Capital</b> <b>Authorised</b> 10,000 Equity Shares of Rs.10/- each fully paid up  <b>Issued, Subscribed and paid up</b> 10,000 Equity Shares of Rs.10/- each fully paid up  <b>a) Reconciliation of the Shares outstanding at the beginning and at the end of the reporting period</b>  Shares outstanding at the beginning Shares Issued during the year Shares outstanding at the end  <b>b) Shares held by Holding Company</b>  10,000 equity shares of Rs 10 each fully paid	1,00,000 <b>1,00,000</b>  1,00,000 <b>1,00,000</b>      10,000 - <b>10,000</b>		1,00,000 <b>1,00,000</b>  1,00,000 <b>1,00,000</b>      - 10,000 <b>10,000</b>	
	c) Details of shareholders holding more than 5% Shares in the company	<b>March 31, 2020</b>		<b>March 31, 2019</b>	
		<b>Number of shares</b>	<b>% of Holdings</b>	<b>Number of shares</b>	<b>% of Holdings</b>
	Equity Shares of Rs. 10/- each fully paid Offbeat Developers Private Limited, Holding Company The Phoenix Mills Ltd	10,000	100	10,000	100
9	<b>d) Terms of Issue</b> The Company has only one class equity shares having face value of Rs. 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.  <b>Other Equity</b> <b>Retained Earnings</b> <b>Profit and Loss Accounts</b> Opening Balance at the beginning Add:- Net Profit/(Loss) for the year Closing Balance at the end  Optionally fully Convertible Debenture*  <b>Nature &amp; Purpose of Reserves</b>  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 shareholders.  *OFCD: Optionally fully convertible debentures issued at par i.e. Rs.10 per OFCD. It carries an interest rate of 0.0001% p.a. until date of redemption or conversion.			<b>As at 31st March, 2020</b>  (25,195) (57,991) <b>(83,185)</b>  26,11,00,000  <b>26,10,16,815</b>	<b>As at 31st March, 2019</b>  - (25,195) <b>(25,195)</b>  <b>5,25,00,000</b>  <b>5,24,74,805</b>
10	<b>Trade Payables</b> Dues to Micro and Small Enterprises # Dues to Others	- 19,180 <b>19,180</b>		- 1,55,909 <b>1,55,909</b>	
	# There are no Micro and Small Enterprises, to whom the company ows dues, for more than 45 days during the period as at March 31, 2020. The above information regarding Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the company. This has been relied upon by the Auditors. The disclosure pursuant to the said Act is as under a. Principal amount due to Supplier under MSMED Act, 2006 b. Interest accrued and due on the above amount,unpaid c. Payment made beyond the appointed day during the year d. Interest paid e. Interest due and payable for the period of delay f. Interest remaining due and payable in succeeding year	- - - - - -		- - - - - -	
11	<b>Other Financiaal Liabilities - Current</b> Accrued interest	16,98,630 <b>16,98,630</b>		- -	
12	<b>Other current liabilities</b> Statutory Dues Provisions for Expenses	4,200 25,000 <b>29,200</b>		2,58,968 1,15,829 <b>3,74,797</b>	

MINDSTONE MALL DEVELOPERS PRIVATE LIMITED

(CIN No: U70109MH2018PTC310896)

Notes to financial statements for the year 31st March, 2020

(Amount in ₹)			
Notes	Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
13	<b>Other Expenses</b>		
	Audit Fees	25,000	25,000
	Bank Charges	14,757	195
	Conveyance Exp.	1,716	-
	General & Misc. Exp	50	-
	Travelling Expenses	14,068	-
	Filing Fees	2,400	-
		<b>57,991</b>	<b>25,195</b>

**MINDSTONE MALL DEVELOPERS PRIVATE LIMITED**

(CIN No: U70109MH2018PTC310896)

**Notes on Financial Statements for the period ended 31st March, 2020****14 Earning per Share (EPS)**

(Amount in ₹)

Sr.No.	Particulars	2019-20	2018-19
i)	Net Profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	(57,991)	(25,195)
ii)	Weighted Average number of equity shares used as denominator for calculating EPS	10,000	10,000
iii)	Basic & Dilluted Earning per share	(5.80)	(2.52)
v)	Face Value per equity share	10.00	10.00

**15 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.

(Amount in ₹)

Particulars	As at March 31, 2020		As at March 31, 2019	
	Carrying Value	Fair Value	Carrying Value	Fair Value
<b>Financial assets designated at amortised cost</b>				
Cash and Cash Equivalents	1,12,679	1,12,679	10,83,631	10,83,631
<b>Total</b>	<b>1,12,679</b>	<b>1,12,679</b>	<b>10,83,631</b>	<b>10,83,631</b>
<b>Financial liabilities designated at amortised cost</b>				
Trade payables and others	19,180	19,180	1,55,909	1,55,909
Other Financial Liabilities	16,98,630	16,98,630	-	-
<b>Total</b>	<b>19,180</b>	<b>19,180</b>	<b>1,55,909</b>	<b>1,55,909</b>

**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

- 1 Fair value of cash and deposits and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term
- 2 Long-term borrowings are evaluated by the Company based on parameters such as interest rates, credit risk and other risk characteristics. Fair value of variable interest rate borrowings approximates their carrying values. Risk of non-performance for the company is considered to be insignificant in valuation.

**Fair Value hierarchy:**

The following table provides the fair value measurement hierarchy of Company's set and liabilities, grouped into Level 1 to Level 3 as described below:

Level 1: Quoted prices / published NVA (unadjusted) in active markets for identical assets or liabilities. It includes fair value of financial instruments  
 Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or  
 Level 3: Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs). If one or more of the significant

**16 Financial risk Management:**

The Company's financial liabilities comprise , trade payables, borrowings and other payables. The main purpose of managing financial liabilities is to The Company is exposed to , credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management has established a risk management policy to identify an analyse the risks, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk managemnet policy is reviewed periodically to reflect changes in market conditions and the Company's activities. The Company's senior management reviews and agrees policies for managing each of these risks, which are summarised below.

**• 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

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is not exposed to foreign exchange as there are no foreign currency transaction during the year. The Company is exposed to insignificant foreign exchange risk as at the respective reporting dates.

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 market interest rates. The Company is not exposed to interest rate risk as the Company does not have borrowings as at the respective reporting dates.

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, from its financing activities, including deposits with banks and other financial instruments.

Cash and cash equivalents

The Company is exposed to counter party risk relating to medium term deposits with banks.

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 31,2020, is as follows:

(Amount in ₹)

Particulars	As at March 31,2020	As at March 31,2019
Cash and cash equivalents	1,12,679	10,83,631

**• 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 Company relies on a mix of borrowings, capital infusion and excess operating cash flows to meet its needs for funds. The current borrowings are sufficient to meet its short to medium term expansion needs. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

The Company is required to maintain ratios (such as debt service coverage ratio and secured coverage ratio) as mentioned in the loan agreements at specified levels. In the event of failure to meet any of these ratios these loans become callable to the extent of failure at the option of lenders, except where exemption is provided by lender.

(Amount in ₹)

Particulars	As at March 31, 2020					
	Carrying Amount	On Demand	Less than 12 months	1 - 5 Years	>5 years	Total
Other Financial Liabilities	16,98,630	16,98,630	-	-	-	16,98,630
Trade and other payables	19,180	19,180	-	-	-	19,180

  

Particulars	As at March 31, 2019					
	Carrying Amount	On Demand	Less than 12 months	1 - 5 Years	>5 years	Total
Trade and other payables	1,55,909	1,55,909	-	-	-	-

#### 17 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, 2020

For the purpose of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes, interest bearing loans and borrowings, less cash and short term deposits.

(Amount in ₹)

Particulars	As at March 31, 2020	As at March 31, 2019
Loans and Borrowings	-	-
Less: Cash and cash equivalents + Bank Deposits	1,12,678.76	10,83,631.30
Net Debt	(1,12,678.76)	(10,83,631.30)
Total Capital	16,814.76	74,805.30
Capital+Net Debt	(95,864.00)	(10,08,826.00)
Gearing Ratio	-	-

**MINDSTONE MALL DEVELOPERS PRIVATE LIMITED**

(CIN No: U70109MH2018PTC310896)

**Notes on Financial Statements for the year ended 31st March, 2020****18 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:**

<b>Name of the party</b>	<b>Relationship</b>
Phoenix Mills Limited	Holding Company

**b) Transactions during the year:**

(Amount in ₹)

<b>Sr. No.</b>	<b>Nature of Transaction</b>	<b>2019-20</b>	<b>2018-19</b>
	<b>With Holding Company</b>		
1	OFCD Issued	20,86,00,000	5,25,00,000
2	Interest on ICD/OCD (Capitalised)	16,98,630	3,329
3	Equity Share Issued	-	1,00,000

**c) Balance as at 31st March, 2020**

(Amount in ₹)

<b>Sr. No.</b>	<b>Particulars</b>	<b>As at 31st March, 2020</b>	<b>As at 31st March, 2019</b>
	<b>Of Holding Company</b>		
1	Optionally Fully Convertible Debentures	26,11,00,000	5,25,00,000
2	Interest Payable	16,98,630	3,329
3	Equity Share Capital	1,00,000	1,00,000

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.

**19 Segment Reporting:**

The Company is mainly engaged in Real Estate, Construction Operation and Management of mall. 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'.

Trade payables and Other Payables are subject to confirmations and reconciliations/ adjustments arising there from, if any. The same is not expected to have any material impact on the financial statements, as per the management.

The previous year 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 current year.

As per our Report of even date

**For A. M. Ghelani & Company**

Chartered Accountants

Firm Registration No.: 103173W

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

**Chintan A Ghelani**

Partner

Membership No.: 104391

Place : Mumbai

Date: 24th June, 2020

**Vidyasagar Pingali**

Director

Din No. 02710397

**Harshal Vohra**

Director

Din No. 06947197