

## **INDEPENDENT AUDITOR'S REPORT**

**To The Members of Upal Developers Private Limited**

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

#### **Opinion**

We have audited the accompanying financial statements of **Upal Developers Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2021, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31<sup>st</sup> March, 2021, its Profit including Other Comprehensive Income, its Cash Flows and the Statement of Changes in Equity for the year ended on that date.

#### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the "Act"). Our responsibilities under those Standards 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 Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Emphasis of Matter**

We draw attention to Note 50 of the Statement, which states the impact of Corona virus Disease 2019 (Covid-19) on the operation of the Company. Our opinion is not modified in respect of this matter

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board of Directors Report including Annexures. 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 identified above when it becomes available 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.

When we read the Board of Director's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act, 2013 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 Income, Cash Flows and the Statement Of Changes in Equity 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, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

This responsibility also includes maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of the appropriate accounting policies; making judgements 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 fair presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### **Auditor's Responsibility**

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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to Financial Statements system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

## **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "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, 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 appears from our examination of those books;
  - c. The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this report are in agreement with the books of account;
  - d. In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
  - e. On the basis of written representations received from the directors as on 31<sup>st</sup> March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2021, 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 with reference to these financial statements 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 Rules 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

- i) The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 45 to the financial statements.
- ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **Chaturvedi & Shah LLP**  
Chartered Accountants  
(Firm Registration No. 101720W/W100355)

**Parag D. Mehta**  
Partner  
Membership No.: 113904  
UDIN: 21113904AAAABR1441

Place: Mumbai  
Date: 26<sup>th</sup> May, 2021

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

- i) **In respect of its fixed assets :**
- a. The company has generally maintained proper records showing full particulars including Quantitative details & situation of Fixed Assets on the basis of available information except in respect of certain items of furniture & fixture ,plant & machinery, office equipment, computer. As explained to us, the Company is in the process of updating the required details in the fixed assets register.
  - b. The Company has a regular program for physical verification in a phased periodic manner, which, in our opinion, is reasonable having regards to the size of the Company and the nature of its assets. Pursuant to the program, certain fixed assets were physically verified by the Management during the year. The reconciliation is in progress in respect to certain items of furniture & fixture ,plant & machinery, office equipment, computer.
  - c. In our opinion and according to the explanations given to us, the title deeds of the Immovable Property, which is mortgage as a security, are held in the name of Company.
- ii) As explained to us , physical verification of the inventories of Food & Beverages have been conducted at reasonable intervals by the management, which in our opinion is reasonable, having regard to the size of the company and nature of its inventories. No material discrepancies were noticed on such physical verification.
- iii) The Company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act. Consequently, the requirement of clause (iii) (a) to clause (iii) (c) of paragraph 3 of the Order is not applicable to the Company.
- iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Section 186 of the Companies Act, 2013 in respect of granting of loans and making investments. During the year, the Company has not granted any loans covered under Section 185 of the Act. The Company has not provided any guarantee or security.
- v) According to the information and explanations given to us, the Company has not accepted any deposits within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, the clause (v) of paragraph 3 of the Order is not applicable to the Company.
- vi) According to information and explanations provided to us, the Company is not required to maintain accounts and cost records pursuant to the Companies (Cost Accounting Records) Rules, 2011 and as specified by the Central Government of India under Section 148(1) of the Companies Act, 2013. Accordingly, paragraph 3(vi) of the Order is not applicable.
- vii) In respect of Statutory dues :

- a. According to the records of the Company, undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-Tax, Goods and Service Tax, Customs Duty, Cess, and any other statutory dues have been generally regularly deposited with the appropriate authorities except few delays in payment of Employees' State Insurance.. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31<sup>st</sup> March, 2021 for a period of more than six months from the date of becoming payable.
- b. According to the records of the Company, the dues of Service tax, and Income Tax which have not been deposited on 31<sup>st</sup> March, 2021 on account of any dispute, are as follows:

Name of the statute	Nature of the Dues	Amount (Net of tax deposited)	Period to which amount relates	Forum where dispute is pending
FINANCE ACT, 1994.	SERVICE TAX	7,29,55,012	FY 2009-2010 (From October) TO FY 2013-2014	Lucknow High Court
FINANCE ACT, 1994.	SERVICE TAX	2,32,34,052*	FY 2015-16 to FY 2017-18 (Upto June)	Commissioner, CGST & Central Excise, Lucknow.
INCOME TAX ACT	Income Tax	6,70,900	FY 2016-17	Assistant Commissioner of Income Tax

\* These amounts are net of amount paid in relation to demand of ₹ 17,00,052

- viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to a financial institution. The Company did not have any outstanding loans or borrowings in respect of bank or Government Company or dues to Debenture Holders.
- ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or terms loans, and hence Clause (ix) of paragraph 3 is not applicable to the company.
- x) Based on the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
- xi) In our opinion and according to the information and explanations given to us, company has not paid any managerial remuneration and hence Clause (xi) of paragraph 3 of the Order is not applicable to the Company.
- xii) In our opinion company is not a Chit Fund/ Nidhi company. Therefore, the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the company.

- xiii) In respect of transactions with related parties :
- a) In our opinion and according to the information and explanations given to us, section 177 is not applicable to the company
  - b) In our opinion and according to the information and explanations given to us, all transactions with related parties are in compliance with section 188 of the Act and their details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
- xiv) In our opinion and according to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence clause (xiv) of paragraph 3 of the Order is not applicable to the company.
- xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transaction with the directors or persons connected with him and covered under section 192 of the Act. Hence, clause (xv) of the paragraph 3 of the Order is not applicable to the Company.
- xvi) To the best of our knowledge and as explained, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **Chaturvedi & Shah LLP**  
Chartered Accountants  
(Firm Registration No. 101720W/W100355)

**Parag D. Mehta**  
Partner  
Membership No.: 113904  
UDIN: 21113904AAAABR1441

Place: Mumbai  
Date: 26<sup>th</sup> May, 2021

**“Annexure B” to Independent Auditors’ Report 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 **Upal Developers Private Limited** (“the Company”) as of 31<sup>st</sup> March, 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

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

**Auditors’ Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting with reference to financial statements reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statement, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to financial statements were 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the 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 over financial reporting with reference to financial statements.

**Meaning of Internal Financial Controls with reference to the Financial Statements**

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

### **Inherent Limitations of Internal Financial Controls over financial reporting with reference to the Financial Statements**

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 with reference to financial statements to future periods are subject to the risk that the internal financial control over financial reporting 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, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with reference to these financial statements and such internal financial controls over financial reporting with reference to these financial statements were operating effectively as at 31<sup>st</sup> March, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Chaturvedi & Shah LLP**

Chartered Accountants

Firm Registration No. 101720W/W100355

**Parag D. Mehta**

Partner

Membership No.: 113904

UDIN : 21113904AAAABR1441

Place : Mumbai

Date: 26<sup>th</sup> May, 2021

**UPAL DEVELOPERS PRIVATE LIMITED**  
**CIN:-U45201MH2006PTC292993**  
**BALANCE SHEET AS AT 31ST MARCH, 2021**

(₹ in Lakhs)

Particulars	Note no	As at 31st March 2021	As at 31st March 2020
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant & Equipment	5	10,437.71	10,951.68
Other Intangible Assets	5	-	5.39
<b>Financial Assets</b>			
Investments	6	200.00	200.00
Loans	7	-	290.00
Deferred Tax Assets (Net)	8	777.56	-
Other Non-Current Assets	9	201.43	200.09
		<b>11,616.70</b>	<b>11,647.16</b>
<b>Current Assets</b>			
Inventories	10	-	1.13
<b>Financial Assets</b>			
Trade Receivables	11	1,006.61	634.78
Cash and Cash Equivalents	12	116.28	51.27
Bank Balances other than Cash and Cash Equivalents above	13	1,275.00	-
Loans	14	175.00	1,585.00
Other Financial Assets	15	456.32	467.04
Current Tax Asset (Net)	16	11.98	385.81
Other Current Assets	17	76.67	85.01
		<b>3,117.86</b>	<b>3,210.04</b>
<b>Total Assets</b>		<b>14,734.56</b>	<b>14,857.20</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share Capital	18	1,960.00	1,960.00
Other Equity	19	3,398.38	2,591.99
		<b>5,358.38</b>	<b>4,551.99</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
Financial liabilities			
Borrowings	20	5,694.80	6,264.17
Other Financial Liabilities	21	196.55	360.62
Provisions	22	13.19	18.25
Other Non Current Liabilities	23	44.98	-
		<b>5,949.52</b>	<b>6,643.04</b>
<b>Current Liabilities</b>			
Financial Liabilities			
Borrowings	24	1,009.99	1,695.19
Trade Payables			
a. total outstanding dues of micro enterprises and small enterprises	25	17.84	3.17
b. total outstanding dues of creditors other than micro enterprises and small enterprises	25	75.24	64.01
Other Financial Liabilities	26	1,980.99	1,368.82
Other Current Liabilities	27	340.96	529.29
Provisions	28	1.64	1.69
		<b>3,426.66</b>	<b>3,662.17</b>
<b>Total Equity and Liabilities</b>		<b>14,734.56</b>	<b>14,857.20</b>

See accompanying notes to financial statements

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As per our Report of even date  
For **Chaturvedi & Shah LLP**  
Chartered Accountants  
(Firm Registration No: 101720W/W100355)

For and on behalf of the Board of Directors

**Parag D. Mehta**  
Partner  
Membership No. 113904

**Sanjeev Sarin**  
Director  
DIN:-08721516

**Lalit Jain**  
Director  
DIN:- 08715049

Place : Mumbai  
Date : May 26, 2021

**Keshav Rawlani**  
CFO  
PAN No.: AQCP3031J

**Priyanka Dusad**  
Company Secretary  
M.NO.: ACS 42321

**UPAL DEVELOPERS PRIVATE LIMITED**
**CIN:-U45201MH2006PTC292993**
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2021**
**( ₹ in Lakhs)**

Particulars	Note no.	For the Year Ended 31st March 2021	For the Year Ended 31st March 2020
<b>Revenue from Operations</b>	<b>29</b>	3,172.42	5,340.36
<b>Other Income</b>	<b>30</b>	160.79	121.42
<b>Total Revenue</b>		<b>3,333.21</b>	<b>5,461.78</b>
<b>Expenses</b>			
Cost of Materials Consumed	<b>31</b>	-	41.52
Employee Benefit Expense	<b>32</b>	184.13	313.11
Finance Costs	<b>33</b>	737.80	751.93
Depreciation and Amortisation Expense	<b>5</b>	520.24	593.67
Other Expenses	<b>34</b>	1,537.50	2,315.64
<b>Total Expenses</b>		<b>2,979.67</b>	<b>4,015.87</b>
<b>Profit/(loss) Before Tax</b>		<b>353.54</b>	<b>1,445.91</b>
<b>Tax expense</b>			
Current Tax	<b>35</b>	68.75	-
Deferred Tax [Including MAT Credit written off/(Entitlement) of (₹ 778.22 Lakhs) {P.Y. ₹ 4,49.16/- Lakhs}]	<b>35</b>	(778.22)	449.16
Short/(Excess) Provision of earlier year	<b>35</b>	260.31	0.22
<b>Profit/(loss) for the year</b>		<b>802.70</b>	<b>996.53</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified To Profit & Loss A/c			
Remeasurement gain/ (loss) on defined benefit plans		4.44	(1.70)
Income Tax relating to items that will not be reclassified to Profit & Loss A/c		(0.74)	-
Other Comprehensive Income for the year		<b>3.70</b>	<b>(1.70)</b>
<b>Total comprehensive income for the year</b>		<b>806.40</b>	<b>994.83</b>
<b>Earnings per equity share (in ₹) (Face Value of ₹ 10 each)</b>			
Basic & Diluted	<b>39</b>	<b>4.10</b>	<b>5.08</b>

**See accompanying notes to financial statements**
**1 to 50**

As per our Report of even date

 For **Chaturvedi & Shah LLP**

Chartered Accountants

(Firm Registration No: 101720W/W100355)

**For and on behalf of the Board of Directors**
**Parag D. Mehta**

Partner

Membership No. 113904

**Sanjeev Sarin**

Director

DIN:-08721516

**Lalit Jain**

Director

DIN:- 08715049

Place : Mumbai

Date : May 26, 2021

**Keshav Rawlani**

CFO

PAN No.: AQCP3031J

**Priyanka Dusad**

Company Secretary

M.NO.: ACS 42321

UPAL DEVELOPERS PRIVATE LIMITED  
CIN:U45201MH2006PTC292993  
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2021

(₹ in Lakhs)

Particulars	For the year 2020-21		For the year 2019-20	
<b>A. CASH FLOW FROM OPERATING ACTIVITIES :</b>				
Net Profit/(loss) Before Tax		353.52		1,445.91
<b>Adjustment For :</b>				
Depreciation and Amortisation Expense	520.24		593.67	
Intangible Assets w/off	5.13		-	
Interest expense for financial liabilities at amortized cost	737.80		751.93	
Interest Income	(157.22)		(111.15)	
Allowances for expected credit loss	58.37		45.66	
Profit/ (Loss) On Sale/discard of Property, Plant & Equipment	(0.39)		0.57	
Corporate Social Responsibility Expenses	21.49		-	
Spoilage of stock	1.13		-	
Provision for Gratuity & Leave Absences	(0.15)		6.19	
		1,186.40		1,286.87
<b>Operating Profit/(Loss) Before Working Capital Changes</b>		1,539.92		2,732.78
<b>Adjustment For Working Capital Changes :</b>				
(Increase)/Decrease in Trade Receivables	(429.50)		(237.12)	
(Increase)/Decrease in Other Financial Assets and Other Assets	(38.99)		(78.60)	
(Increase)/Decrease in Trade Payables	25.90		(29.44)	
(Increase)/Decrease in Other Financial Liabilities and Other Liability	(129.08)		668.76	
(Increase)/Decrease in Inventories	-		(0.37)	
		(571.68)		323.22
<b>Cash generated from Operation</b>		968.24		3,056.00
Tax (paid)/Received		57.22		(225.53)
<b>Net cash generated from / (used in) Operating Activities</b>		1,025.46		2,830.47
<b>B. CASH FLOW FROM INVESTING ACTIVITIES :</b>				
Purchase of Property, Plant and Equipment	(6.08)		(58.59)	
Proceeds from sale of Property, Plant & Equipment	0.46		0.38	
Investments in Fixed Deposit	(1,275.00)		-	
Inter Corporate deposits & Loans placed	(175.00)		(1,875.00)	
Inter Corporate deposits & Loans refunded	1,875.00		-	
Interest Received	201.48		47.07	
<b>Net cash generated from / (used in) Investing Activities</b>		620.86		(1,886.13)
<b>C. CASH FLOW FROM FINANCING ACTIVITIES :</b>				
Movement in Short term Borrowings	(685.20)		402.05	
Repayment of Long Term Borrowings	(436.24)		(658.44)	
Interest Paid	(459.87)		(748.01)	
<b>Net cash generated from / (used in) Financing Activities</b>		(1,581.31)		(1,004.40)
<b>Net Increase/(decrease) in cash &amp; cash equivalent</b>		65.01		(60.07)
<b>Opening Balance of cash &amp; cash equivalent</b>		51.27		111.34
<b>Closing Balance of cash &amp; cash equivalent (Refer Note 12)</b>		116.28		51.27
<b>Notes to Cash Flow</b>				
<b>1 Components of cash and cash equivalents :</b>				
Cash on hand		0.47		1.75
Balance with Scheduled Bank		115.81		49.52
<b>Cash and Cash equivalents at the end of the year (Refer Note no. 12)</b>		116.28		51.27
<b>2 Change in Liability arising from financing activities</b>				
	<b>1st April 2020</b>	<b>Expense</b>	<b>Cash Flow</b>	<b>31st March 2021</b>
Borrowings - Non Current* (Refer Note No. 20 and 26)	6,672.57	-	(156.17)	6,516.40
Borrowings - Current (Refer Note No. 24)	1,695.19	-	(685.20)	1,009.99
Interest accrued but not due (Refer Note No.26)	36.54	457.74	(459.87)	34.41
	<b>8,404.30</b>	<b>457.74</b>	<b>(1,301.24)</b>	<b>7,560.80</b>
	<b>1st April 2019</b>	<b>Expense</b>	<b>Cash Flow</b>	<b>31st March 2020</b>
Borrowings - Non Current* (Refer Note No. 20 and 26)	7,322.51	-	(649.94)	6,672.57
Borrowings - Current (Refer Note No. 24)	1,293.14	-	402.05	1,695.19
Interest accrued but not due (Refer Note No.26)	41.11	743.43	(748.01)	36.54
	<b>8,656.76</b>	<b>743.43</b>	<b>(995.90)</b>	<b>8,404.30</b>
* It includes Current maturity of Long Term Borrowings which is classified under other financial liability				

As per our Report of even date  
For **Chaturvedi & Shah LLP**  
Chartered Accountants  
(Firm Registration No: 101720W/W100355)

For and on behalf of the Board of Directors

**Parag D. Mehta**  
Partner  
Membership No. 113904

**Sanjeev Sarin**  
Director  
DIN:-08721516

**Lalit Jain**  
Director  
DIN:- 08715049

Place : Mumbai  
Date : May 26, 2021

**Keshav Rawlani**  
CFO  
PAN No.: AQCP3031J

**Priyanka Dusad**  
Company Secretary  
M.NO.: ACS 42321

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

**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 2<sup>nd</sup> floor, R.R. Hosiery Building, off Dr. E Moses Road, Mahalaxmi (W), Mumbai – 400011.

The Company is mainly engaged in real estate activities and hospitality services. The principle place of business is located at CP-8, 5<sup>th</sup> Floor, LDA Colony Alam Bagh, Lucknow, Uttar Pradesh.

For Company's principal shareholders, refer note no.18

These financial statements were approved and adopted by board of directors of the Company in their meeting dated 26<sup>th</sup> May, 2021.

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

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.

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of the schedule III and are applicable from April 1, 2021. The Company is evaluating the effects of the amendments on its financial statement.

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

**3. Summary of Significant Accounting Policies:**

**a) Functional and presentation of currency:**

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

**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.
- Defined benefit plans – plan assets 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 Notes No. 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.

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

**d) Property, Plant and Equipment:**

Freehold land is carried at historical cost. Capital work in progress, and all other items of property, plant and equipment are stated at historical cost net of accumulated depreciation and accumulated impairment losses, if any.

Historical cost includes expenditure that is directly attributable to the acquisition of the items. Such cost includes borrowing costs for long-term construction projects if the recognition criteria are met.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

*Depreciation methods, estimated useful lives and residual value*

Depreciation is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 3% of the original cost of the asset. The assets' residual values and useful lives and method of depreciation are reviewed, and adjusted if appropriate, at the end of each reporting period.

Estimated useful lives of the assets are as follows:

<b>Particulars</b>	<b>Estimated useful life</b>
Building	60 years
Plant and Equipment	15 Years
Office Equipment	5 Years
Computers	3 to 6 Years
Furniture and Fixture	10 Years
Vehicles	8 Years

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss.

**e) Intangible asset:**

Identifiable intangible assets are recognised when the Company controls the asset & it is probable that future economic benefits attributed to the asset will flow to the Company and the cost of the asset can be reliably measured.

Intangible assets acquired are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

*Amortisation methods and periods*

Estimated useful lives of Intangible assets are considered as 10 years. Intangible assets are amortised over its useful life using the straight-line method. The amortisation period and the amortisation method for an intangible asset are reviewed at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss.

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

**g) Inventories:**

Inventories comprise stock of food and beverages and operating supplies.

Inventories are stated at the lower of cost and net realisable value. Cost of inventories also includes all other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale.

**h) 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.

**i) Foreign currency transactions:**

The transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transaction. Monetary items denominated in foreign currency at the end of year are translated using the closing rate of exchange. Non- monetary items that are to be carried at historical cost are recorded using exchange rate prevailing on the date of transaction. Non- monetary items that are to be carried at fair value are recorded using exchange rate prevailing on the date of fair value measured. Any income or expenses on account of exchange difference either on settlement or on translation is recognised in the statement of profit and loss.

**j) Financial Instrument:**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument 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 instrument.

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

*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 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.

• **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 securities are recognised in Other Comprehensive 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

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

- 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:**

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. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109.

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.

**iii) Financial Liabilities at amortised cost:**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit and 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.

**iv) Derecognition:**

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

**k) 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 portfolio of 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 recognise 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.

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

**l) 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.

**m) 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.

**n) Revenue Recognition:**

The company' revenue from contracts with customers is mainly from License Fees and Other Services rendered to the customers in Malls. With effect from 1st April 2018, Ind AS 115 – “Revenue from Contracts with Customers” (Ind AS 115) supersedes Ind AS 18 – “Revenue”, Ind AS 11 – “Construction Contracts” and related appendices. The application of Ind AS 115 did not have any impact on recognition and measurement principles. The Ministry of Corporate Affairs has notified the Ind AS 116 ‘Leases’ effective from April 1, 2019. Ind AS 116 has replaced the existing leases standard Ind AS 17. The standard sets out the principles for the recognition, measurement, presentation and disclosures for both parties to a contract, i.e. the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Application of above standard does not have any significant impact on the financial statements.

***Revenue from license fees and other operating services***

Revenue from license fees are recognised on a straight line basis over the license terms, Revenue from operating services 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

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

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.

***Contract Assets***

A contract asset (Trade receivable) is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs part of its obligation by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration when that right is conditional on the Company's future performance.

**o) Employees benefits:**

***(i) Short-term Employee benefits:***

All employees' benefits payable wholly within 12 months rendering services are classified as Short Term obligations. Benefits such as salaries, wages, short term compensated absences, performance incentives, expected cost of bonus and ex-gratia are recognised during the period in which the employees renders related services.

***(ii) Post-employment benefits***

**a. Defined Contribution Plan**

The defined contribution plan is post-employment benefit plan under which the Company contributes fixed contribution to a government administered fund and will have no legal or constructive obligation to pay further contribution. The Company's defined contribution plan comprises of Provident Fund, Labour Welfare Fund and Employee State Insurance Scheme. The Company's contribution to defined contribution plans are recognised in the statement of profit & loss in the period in which the employee renders the related services.

**b. Defined benefit plan**

The Company has defined benefit plans comprising of gratuity. Company's obligation towards gratuity liability is funded and is managed by Life Insurance Corporation of India (LIC). The present value of the defined benefit obligations is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

Re-measurements comprising of (a) actuarial gains and losses, (b) the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability) and (c) the return on plan assets (excluding amounts included in net interest on the net defined benefit liability) are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Re-measurements are not reclassified to the statement of profit & loss in subsequent periods.

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

The expected return on plan assets is the Company's expectation of average long-term rate of return on the investment of the fund over the entire life of the related obligation. Plan assets are measured at fair value as at the Balance Sheet date.

The interest cost on defined benefit obligation and expected return on plan assets is recognised under employee benefit expenses.

Gains or losses on the curtailment or settlement of defined benefit plan are recognised when the curtailment or settlement occurs.

*(iii) Other long-term benefits*

The Company has other long-term benefits in the form of leave benefits. The present value of the other long term employee benefits is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

Actuarial gains or losses arising on account of experience adjustment and the effect of changes in actuarial assumptions are recognised immediately in the statement of profit & loss as income or expense.

Gains or losses on the curtailment or settlement of other long-term benefits are recognised when the curtailment or settlement occurs.

**p) Borrowing Cost:**

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for such capitalisation.

Other borrowing costs are expensed in the period in which they are incurred.

Borrowing costs consist of interest and other costs that are incurred in connection with the borrowing of funds.

**q) 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.

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

**r) 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.

As at the year end, the Company has recognized the deferred tax assets to the extent of Deferred Tax Liabilities and balance Deferred Tax Assets has not given effect in the Balance sheet as on 31<sup>st</sup> March, 2021 on a conservative approach.

Current 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.

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.

**s) 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

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

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) Depreciation and useful lives of Property, Plant and Equipment**

Property, plant and equipment are depreciated over the estimated useful lives of the assets, after taking into account their estimated residual value. Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation to be recorded during any reporting period. The useful lives and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation for future periods is adjusted if there are significant changes from previous estimates.

**(b) Investment Property**

Management has assessed applicability of Ind AS 40- Investment property to the property held to earn income from licensee fees. In assessing such applicability, management has considered the ownership of assets, terms of license agreement, various services provided to the licensee etc. The Company considers these other services as significant in addition to the License fees charged. Based on such assessment, the management has considered the mall property as owner-occupied property and hence classified as Property, Plant & Equipment.

**(c) Recoverability of trade receivables**

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 analysed.

**(d) Defined Benefit plans**

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

**Notes to Financial Statements for the year ended 31<sup>st</sup> March 2021**

(e) 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 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.

(f) 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.

(g) 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.

**UPAL DEVELOPERS PRIVATE LIMITED**

CIN:-U45201MH2006PTC292993

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2021****A. Equity share capital****For the Year Ended 31st March, 2021****( ₹ in Lakhs)**

Balance as at 1st April, 2020	Changes in equity share capital during the year	Balance as at 31st March, 2021
1,960.00	-	1,960.00

**For the Year Ended 31st March, 2020****( ₹ in Lakhs)**

Balance as at 1st April, 2019	Changes in equity share capital during the year	Balance as at 31st March, 2020
1,960.00	-	1,960.00

**B. Other Equity****( ₹ in Lakhs)**

Particulars	Reserve & Surplus		Other comprehensive income	Total
	Securities Premium	Retained Earning	Remeasurement gain/ (loss) on defined benefit plans	
<b>Balance as at 1st April, 2019</b>	<b>895.80</b>	<b>678.10</b>	<b>23.27</b>	<b>1,597.17</b>
Profit for the year	-	996.52	-	<b>996.52</b>
Re-measurement of the net defined benefit Plans	-	-	(1.70)	<b>(1.70)</b>
<b>Balances at 31st March, 2020</b>	<b>895.80</b>	<b>1,674.62</b>	<b>21.57</b>	<b>2,591.99</b>
Profit for the year	-	802.69	-	<b>802.69</b>
Re-measurement of the net defined benefit Plans	-	-	3.70	<b>3.70</b>
<b>Balances at 31st March, 2021</b>	<b>895.80</b>	<b>2,477.31</b>	<b>25.27</b>	<b>3,398.38</b>

As per our Report of even date

For **Chaturvedi & Shah LLP**

Chartered Accountants

(Firm Registration No: 101720W/W100355)

**For and on behalf of the Board of Directors****Parag D. Mehta**

Partner

Membership No. 113904

**Sanjeev Sarin**

Director

DIN:-08721516

**Lalit Jain**

Director

DIN:- 08715049

Place : Mumbai

Date : May 26, 2021

**Keshav Rawlani**

CFO

PAN No.: AQCPR3031J

**Priyanka Dusad**

Company Secretary

M.NO.: ACS 42321

**UPAL DEVELOPERS PRIVATE LIMITED**
**Notes to financial statements for the year ended 31st March 2021**
**CIN:-U45201MH2006PTC292993**
**Note "5" : Property, plant and equipment**
**( ₹ in Lakhs)**

Particulars	Tangible								Intangible
	Land	Buildings	Plant and Equipment	Computers	Office Equipment	Furniture and Fixtures	Vehicles	Total	Licenses & franchise
<b>Gross Block</b>									
As at April 1, 2019	1,123.33	9,338.00	4,281.91	64.64	125.91	460.33	3.39	15,397.51	10.50
Purchases during the year	-	-	34.48	15.80	13.14	3.54	-	66.96	-
Disposal/Adjustments	-	-	-	(2.69)	-	-	-	(2.69)	-
<b>As at March 31, 2020</b>	<b>1,123.33</b>	<b>9,338.00</b>	<b>4,316.39</b>	<b>77.75</b>	<b>139.05</b>	<b>463.87</b>	<b>3.39</b>	<b>15,461.78</b>	<b>10.50</b>
Purchases during the year	-	-	-	1.05	5.03	-	-	6.08	-
Disposal/Adjustments	-	-	-	-	-	-	(2.59)	(2.59)	(10.50)
<b>As at March 31, 2021</b>	<b>1,123.33</b>	<b>9,338.00</b>	<b>4,316.39</b>	<b>78.80</b>	<b>144.08</b>	<b>463.87</b>	<b>0.80</b>	<b>15,465.27</b>	<b>-</b>
<b>Accumulated Depreciation</b>									
As at April 1, 2019	-	1,194.04	2,348.54	49.82	89.09	234.94	2.80	3,919.22	4.06
Charge for the year	-	150.78	365.03	10.95	14.06	51.73	0.08	592.62	1.05
Disposal/Adjustments	-	-	-	(1.75)	-	-	-	(1.75)	-
<b>As at March 31, 2020</b>	<b>-</b>	<b>1,344.81</b>	<b>2,713.57</b>	<b>59.01</b>	<b>103.15</b>	<b>286.67</b>	<b>2.88</b>	<b>4,510.09</b>	<b>5.11</b>
Charge for the year	-	150.78	300.69	7.29	13.11	48.04	0.08	519.98	0.26
Disposal/Adjustments	-	-	-	-	-	-	(2.52)	(2.52)	(5.37)
<b>As at March 31, 2021</b>	<b>-</b>	<b>1,495.59</b>	<b>3,014.25</b>	<b>66.30</b>	<b>116.26</b>	<b>334.71</b>	<b>0.44</b>	<b>5,027.56</b>	<b>-</b>
<b>Net Carrying Amount</b>									
As at March 31, 2020	1,123.33	7,993.19	1,602.82	18.74	35.90	177.20	0.51	10,951.68	5.39
As at March 31, 2021	1,123.33	7,842.41	1,302.14	12.50	27.82	129.16	0.37	10,437.71	-

**Note :- Land & Building of the Company are provided as security against the secured borrowings of the Company as detailed in note no. 20 and 24 to the financial statements.**

## Notes to financial statements for the year ended 31st March 2021

( ₹ in Lakhs)

NOTE NO.	PARTICULARS	As at 31.03.2021	As at 31.03.2020																				
18	<b>SHARE CAPITAL:</b>																						
	<b>AUTHORISED:</b> 2,10,00,000 (P.Y. 2,10,00,000) Equity Shares of ₹10/- each	2,100.00	2,100.00																				
	<b>ISSUED, SUBSCRIBED&amp; PAID UP</b> 1,96,00,000 (P.Y. 1,96,00,000) Equity Shares of ₹10/- each	1,960.00	1,960.00																				
		<b>1,960.00</b>	<b>1,960.00</b>																				
	(a) <b>Reconciliation of Shares.</b> <u>Equity Shares</u> Shares outstanding at the beginning of the year Add: Shares Issued during the year Shares outstanding at the end of the year	1,96,00,000.00 - 1,96,00,000.00	1,96,00,000.00 - 1,96,00,000.00																				
	(b) <u>Shares In the Company held by holding company and by each shareholder holding more than 5% shares.( Equity Shares in nos. of ₹ 10 each)</u>																						
	Big Apple Real Estate Private Limited																						
	(c) <b>Details of shares held by (shares of ₹ 10 each fully paid) :</b>																						
	(d) <b>Terms and Rights of Equity Share Holders:</b>	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 shares holders are also entitled to dividend as and when proposed by the Board of Directors 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																					
19	<b>OTHER EQUITY</b>																						
	(a) <b>Securities Premium account</b>	895.80	895.80																				
	(b) <b>Retained Earning</b> As per last Balance sheet Add:- Profit For the Year Closing Balance	1,674.62 802.69 2,477.31	678.10 996.52 1,674.62																				
	(c) <b>Other Comprehensive Income</b> As per last Balance sheet Add:- Re-measurement of the net defined benefit Plans (net) Closing Balance	21.57 3.70 25.27	23.27 (1.70) 21.57																				
	<b>Total Other Equity (a+b+c)</b>	<b>3,398.38</b>	<b>2,591.99</b>																				
	<b>Narure &amp; Purpose of Reserves</b> 1) Securities Premium: Securities Premium represents premium received on equity shares issued, which can be utilised only in accordance with the provisions of the Companies Act, 2013 for specified purposes. 2) 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.																						
	<b>LONG TERM BORROWINGS</b> <b>Secured</b> Term loans From Financial Institutions 1) Term Loan of ₹ 6,565.27/- Lakhs (P.Y. ₹ 6,729.94/- Lakhs) are secured by registered mortgage of shopping Mall and Multiplex Complex known as Phoenix United Mall, and assignment of future rental. 2) Maturity Profile of Term Loan are set out below :-	6,516.40	6,672.57																				
	<table><tr><th>Financial Year</th><th>Amount</th><th>Financial Year</th><th>Amount</th></tr><tr><td>FY 2021-22</td><td>830.10</td><td>FY 2024-25</td><td>1,092.15</td></tr><tr><td>FY 2022-23</td><td>905.97</td><td>FY 2025-26</td><td>1,198.00</td></tr><tr><td>FY 2023-24</td><td>993.59</td><td>FY 2026-27</td><td>1,314.92</td></tr><tr><td></td><td></td><td>FY 2027-28</td><td>230.54</td></tr></table>	Financial Year	Amount	Financial Year	Amount	FY 2021-22	830.10	FY 2024-25	1,092.15	FY 2022-23	905.97	FY 2025-26	1,198.00	FY 2023-24	993.59	FY 2026-27	1,314.92			FY 2027-28	230.54		
	Financial Year	Amount	Financial Year	Amount																			
	FY 2021-22	830.10	FY 2024-25	1,092.15																			
FY 2022-23	905.97	FY 2025-26	1,198.00																				
FY 2023-24	993.59	FY 2026-27	1,314.92																				
		FY 2027-28	230.54																				
Less :- Current Maturities of the Long Term Borrowings	(821.60)	(408.40)																					
	<b>5,694.80</b>	<b>6,264.17</b>																					

**UPAL DEVELOPERS PRIVATE LIMITED**  
**Notes to financial statements for the year ended 31st March 2021**

		(₹ in Lakhs)	
NOTE NO.	PARTICULARS	As at 31.03.2021	As at 31.03.2020
21	<b><u>OTHER FINANCIAL LIABILITIES</u></b> Security Deposits From Occupants/Licensees	196.55	360.62
		<b>196.55</b>	<b>360.62</b>
22	<b><u>LONG-TERM PROVISIONS:</u></b> Provision for Gratuity Provision for Compensated Absences	5.44 7.75	5.92 12.33
		<b>13.19</b>	<b>18.25</b>
23	<b><u>OTHER NON CURRENT LIABILITIES</u></b> Other Liabilities	44.98	-
		<b>44.98</b>	<b>-</b>
24	<b><u>SHORT-TERM BORROWINGS:</u></b> <b><u>Secured</u></b> <b><u>From Banks: - Cash Credit Facility</u></b> (Working Capital facility from Banks are secured by registered mortgage of shopping Mall and Multiplex Complex known as Phoenix United Mall, and assignment of future rental.)  <b><u>Unsecured</u></b> Loans and advances from Holding Company (Repayable on demand)	-   1,009.99	685.20   1,009.99
		<b>1,009.99</b>	<b>1,695.19</b>
25	<b><u>TRADE PAYABLES</u></b> Total outstanding dues of micro enterprises and small enterprises* Total outstanding dues of creditors other than micro enterprises and small enterprises	17.84 75.24	3.17 64.01
		<b>93.08</b>	<b>67.18</b>
* There are no Micro and Small Enterprises, to whom the company owes dues, which are outstanding for more than 45 days during the year and as at March 31, 2021 and 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 under:			
a) Principal amount due to supplier under MSMED Act, 2006		17.84	3.17
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		-	-
26	<b><u>OTHER CURRENT FINANCIAL LIABILITIES</u></b> Current maturities of long-term debt Security Deposit from Licensees Interest Accrued but not due Retention Money Payable for Creditors for Capital expenditure of micro enterprises and small enterprises* Payable for creditors for capital expenditure other than micro enterprises and small enterprises	821.60 1,103.61 34.41 0.44 20.65 0.28	408.40 891.63 36.54 0.44 31.54 0.28
		<b>1,980.99</b>	<b>1,368.82</b>
* There are no Micro and Small Enterprises, to whom the company owes dues, which are outstanding for more than 45 days during the year and as at March 31, 2021 and 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 under:			
a) Principal amount due to supplier under MSMED Act, 2006		0.28	0.28
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		-	-
27	<b><u>OTHER CURRENT LIABILITIES</u></b> Provision for Expenses Salary Payable Statutory Dues Advance against Income Advance from Customers	221.85 0.39 50.70 17.69 50.33	296.39 19.90 176.52 0.64 35.84
		<b>340.96</b>	<b>529.29</b>
28	<b><u>SHORT-TERM PROVISIONS</u></b> Provision for Gratuity Provision for Compensated Absences	1.00 0.64	1.00 0.69
		<b>1.64</b>	<b>1.69</b>

UPAL DEVELOPERS PRIVATE LIMITED  
Notes to financial statements for the year ended 31st March 2021

		(₹ in Lakhs)	
NOTE NO.	PARTICULARS	As at 31.03.2021	As at 31.03.2020
6	<b><u>NON CURRENT INVESTMENTS</u></b> Investments measured at cost (unquoted) Investments in 0.0001% Optionally Convertible Debentures (OCD) Offbeat Developers Private Limited [2,00,000 ( P.Y. 2,00,000) - of ₹ 100/- Each fully paid up]	200.00 <b>200.00</b>	200.00 <b>200.00</b>
7	<b><u>LOANS RECEIVABLE (UNSECURED)</u></b> Inter Corporate Loans and Deposits Considered Good - With Others	- -	290.00 <b>290.00</b>
8	<b><u>DEFERRED TAX ASSETS (Net)</u></b> At start of year Charge/ (credit) to profit or loss MAT Credit Entitlement/ (Reversal) Tax on Other Comprehensive Income At the end of the year	- - 778.22 (0.66) <b>777.56</b>	449.16 - (449.16) - -
9	<b><u>OTHER NON CURRENT ASSETS</u></b> Unsecured, considered good Deposit with Commercial Tax Department against penalty Deposit with Service Tax Deposit with ESIC Electricity Deposits Prepaid Expenses	19.20 17.00 57.90 105.85 1.48 <b>201.43</b>	19.20 17.00 57.90 105.84 0.15 <b>200.09</b>
10	<b><u>INVENTORIES</u></b>  Food and beverages (Valued at lower of cost or net realisable value)	- -	1.13 <b>1.13</b>
11	<b><u>TRADE RECEIVABLES</u></b> [Unsecured] Considered good Less: Allowances for expected credit loss  Credit impaired Less: Allowances for expected credit loss	1,037.86 96.31 941.54  271.67 206.61 65.06 <b>1,006.61</b>	656.14 53.68 602.46  223.20 190.88 32.32 <b>634.78</b>
12	<b><u>CASH &amp; CASH EQUIVALENTS</u></b> Balances with banks in Current Account Cash in hand	115.81 0.47 <b>116.28</b>	49.52 1.75 <b>51.27</b>
13	<b><u>Bank Balances other than Cash and Cash Equivalents</u></b> Term Deposits with original maturity more than 3 months but less than 12 months	1,275.00 <b>1,275.00</b>	- -
14	<b><u>LOANS RECEIVABLE (UNSECURED)</u></b> Inter Corporate Loans and Deposits Considered good - With Related Parties - With Others  Credit Impaired Loans and advances with Others Less:- Allowances on Loans	- 175.00 <b>175.00</b>  37.52 (37.52) - <b>175.00</b>	1,375.00 210.00 <b>1,585.00</b>  37.52 (37.52) - <b>1,585.00</b>
15	<b><u>OTHER FINANCIAL ASSETS</u></b> Interest Accrued on Fixed Deposits Interest Accrued on ICD Unbilled Revenue Fixed Deposit with Bank*	6.64 0.29 58.79 390.60 <b>456.32</b>	2.02 62.44 12.79 389.79 <b>467.04</b>

**UPAL DEVELOPERS PRIVATE LIMITED**
**Notes to financial statements for the year ended 31st March 2021**
**(₹ in Lakhs)**

NOTE NO.	PARTICULARS	As at 31.03.2021	As at 31.03.2020
	*Fixed Deposits of ₹ 357.00 Lakhs (P.Y. ₹ 357.00 Lakhs) earmarked towards maintenance of DSRA as per loan agreement and Fixed deposits of ₹ 13.82 Lakhs (P.Y. ₹ 13.82 Lakhs) is given as security for bank gurantee.		
16	<b><u>CURRENT TAX ASSETS/(LIABILITIES) (NET)</u></b>		
	Advance Income Tax (Net of Provisions)	11.98	385.81
		<b>11.98</b>	<b>385.81</b>
	<b>Movement in Provision :</b>		
	<b>At start of year</b>	385.81	385.81
	Charge for the year	329.06	0.22
	Tax refund / (paid) during the year	44.76	(0.22)
	<b>At the end of the year</b>	<b>11.98</b>	<b>385.81</b>
17	<b><u>OTHER CURRENT ASSETS</u></b>		
	Advance to Suppliers	13.23	24.26
	Prepaid Expenses	62.86	60.17
	Other Advances	0.58	0.58
		<b>76.67</b>	<b>85.01</b>

**UPAL DEVELOPERS PRIVATE LIMITED**
**Notes to financial statements for the year ended 31st March 2021**

(₹ in Lakhs)

NOTE NO.	PARTICULARS	for the year ended 31st March 2021		for the year ended 31st March 2020	
		Amount	Amount	Amount	Amount
29	<b><u>REVENUE FROM OPERATIONS</u></b>				
	Sale of Services				
	License Fee/ Rental Income	1,814.94		3,177.05	
	Other Service Charges	1,357.47	3,172.42	2,073.23	5,250.28
	Food & Beverage Sales		-		90.08
			<b>3,172.42</b>		<b>5,340.36</b>
30	<b><u>OTHER INCOME:</u></b>				
	<u>Interest Income on:</u>				
	Fixed Deposit with Banks		30.47		27.15
	Income Tax Refund		12.46		10.80
	ICD/OCD given		114.29		69.38
	Others		-		3.82
	Other Miscellaneous Income		3.18		10.27
	Profit on sale of Property, Plant and Equipment		0.39		-
			<b>160.79</b>		<b>121.42</b>
31	<b><u>FOOD &amp; BEVERAGES CONSUMED</u></b>				
	Opening Stock	1.13		0.76	
	Add: Purchases	-		41.89	
	Less:- Spoilage of stock	(1.13)		-	
		-		42.65	
	Less:- closing Stock	-	-	1.13	41.52
			<b>-</b>		<b>41.52</b>
32	<b><u>EMPLOYEE BENEFITS EXPENSE</u></b>				
	Salaries & Wages		170.08		290.88
	Contribution to Provident Fund & other funds		10.73		12.63
	Staff Welfare		3.32		9.60
			<b>184.13</b>		<b>313.11</b>
33	<b><u>FINANCE COSTS:</u></b>				
	Interest expense for financial liabilities at amortised cost		729.26		743.43
	Other Borrowing Cost		8.54		8.50
			<b>737.80</b>		<b>751.93</b>
34	<b><u>OPERATION AND OTHER EXPENSES:</u></b>				
	Power & Fuel expenses		457.31		827.12
	Repair and Maintenance:				
	Buildings	53.59		128.51	
	Machinery & Others	94.18		148.41	
			147.77		276.92
	Payment to the Auditors *		3.30		4.10
	Brokerage Expenses		50.44		-
	Insurance		58.36		21.99
	Rates & Taxes		216.69		165.29
	Legal and Professional expenses		172.90		200.04
	Security charges		41.35		116.17
	Advertisement and Sales promotion expenses		103.55		320.70
	Travelling & Conveyance Expenses		0.49		9.83
	Parking Expenses		28.18		58.26
	Bank / Financial charges		0.55		1.35
	Housekeeping and Other Expenses		89.51		194.95
	Rebates & Settlement		30.67		1.58
	Allowances for expected credit loss		58.37		45.66
	Loss on sale/discard of Property, Plant & Equipment		-		0.57
	Corporate Social Responsibility Expenses		21.49		-
	Intangible Assets written off		5.13		-
	Spoilage of stock		1.13		-
	Other Miscellaneous Expenses		50.30		71.12
			<b>1,537.50</b>		<b>2,315.64</b>
<b>*Payment to Auditor</b>					
	Audit Fees		2.80		3.50
	Tax audit Fees		0.40		0.50
	Certification charges		0.10		0.10
			<b>3.30</b>		<b>4.10</b>

		(₹ in Lakhs)	
Particulars	2020-21	2019-20	
<b>35 Taxation</b>			
<b>Income tax related to items charged or credited to profit or loss during the year:</b>			
<b>A Statement of Profit or Loss</b>			
1 Income Tax			
In respect of the current year	68.75	-	
In respect of prior years	260.31	0.22	
	329.06	0.22	
2 Deferred Tax expenses/ (benefits):			
In respect of the current year (Including Minimum Alternate Tax)	(778.22)	449.16	
In respect of prior years (reversal of MAT Credit entitlement recognised in earlier years)	-	-	
	(778.22)	449.16	
Total Income tax Expenses (1 + 2)	(449.16)	449.38	
<b>B Deferred tax recognised in Other Comprehensive Income</b>			
Deferred tax relating to items that will not be reclassified to profit or loss	0.74	-	
<b>C Reconciliation of Current Tax expenses:</b>			
Profit before tax	353.54	1,445.91	
Applicable Tax Rate	27.820%	25.168%	
Computed tax expenses	98.35	363.91	
Additional allowances for tax purpose	(144.67)	(233.21)	
Expenses not allowed for tax purposes	62.75	71.06	
Other temporary difference	104.36	90.37	
Carry Forward Loss utilised	(120.79)	(292.13)	
Additional Tax payable due to MAT provisions	68.75	-	
	68.75	-	
<b>D Deferred Tax Recognised in statement of profit and Loss relates to the following:</b>			
MAT Credit Reversed/(Entitlement)	(778.22)	449.16	
Deferred Tax Liabilities/ (Asset)	(778.22)	449.16	
<b>Reconciliation of deferred tax liabilities/(asset) net:</b>			
Opening balance as on 1st April	-	(449.16)	
Tax expenses / (income) during the year	(778.22)	449.16	
Tax on other comprehensive income	0.66	-	
Closing balance as on 31st March	(777.56)	-	
<b>E Deferred Tax disclosure</b>			
Deferred tax Assets consists of the following:-			
Accelerated depreciation for tax purpose	23.28	62.64	
Expenses allowable on payment basis	(4.13)	(5.02)	
Provision for loss allowance	(94.71)	(61.55)	
Carry Forward losses	(123.04)	(223.59)	
<b>Deferred Tax Liabilities/ (Asset)</b>	<b>(198.60)</b>	<b>(227.52)</b>	
Deferred tax Assets of ₹ 198.60 lakh (P.Y. ₹ 227.52 lakh) not recognised on conservative basis.			
<b>36 Employees Benefits:</b>			
<b>Expenses recognised for Defined contribution plan:</b>			
Company's Contribution to Provident Fund	5.77	8.62	
Company's Contribution to Employees State Insurance	0.18	0.30	
	5.95	8.92	
<b>Expenses recognised for Defined benefits plan:</b>			
The company provides gratuity benefit to its employees which are a defined benefit plan. The present value of obligations is determined based on actuarial valuation using the Projected Unit Credit Method.			
	<b>Gratuity (Funded)</b>		
	<b>2020-21</b>	<b>2019-20</b>	
<b>1 Change in Defined Benefit Obligation during the year</b>			
Defined Benefit Obligation at the beginning of the year	19.55	14.13	
Interest Cost	1.53	1.33	
Current Service Cost	3.62	3.32	
Benefits paid during the year	(5.57)	(0.58)	
Actuarial (gain)/loss on Defined Benefit Obligation	(4.79)	1.35	
Past Service Cost	-	-	
Acquisition/Business Combination/Divestiture	-	-	
Defined Benefit Obligation at the end of the year	14.34	19.55	

**UPAL DEVELOPERS PRIVATE LIMITED**
**Notes to financial statements for the year ended 31st March 2021**
**2 Change in fair value of Plan Assets during the year**

Fair value of Plan Assets at the beginning of the year	12.63	12.33
Expected Return on plan assets	0.86	0.98
Contribution	0.34	0.26
Benefits paid during the year	(5.59)	(0.58)
Actuarial (gain)/loss on Plan Asset	(0.35)	(0.36)
Fair value of Plan Assets at the end of the year	7.89	12.63

**3 Amount to be recognized in Balance sheet:**

Present value of Defined Benefit Obligation	14.34	19.55
Fair Value of plan assets at the end of the year	7.89	12.63
Amount recognized in Balance sheet	6.45	6.92

**4 Current / Non - current bifurcation:**

Current benefit obligation	1.00	1.00
Non - current benefit obligation	5.45	5.92

**5 Expenses recognised in the statement of Financial position for the year**

Current Service Cost	3.62	3.32
Interest cost on obligation	1.53	1.33
Past Service Cost	-	-
Expected Return on plan assets	(0.86)	(0.98)
Actuarial (gain)/losses	-	-
Expense recognized in the statement of Profit & Loss account	4.29	3.67

**6 Recognised in Other Comprehensive income for the year**

Remeasurement due to:		
Effect of change in financial assumptions	(0.46)	0.49
Effect of change in demographic assumptions	-	-
Effect of experience adjustments	(4.32)	0.86
Return on plan of assets( excluding interest)	0.34	0.35
Net Actuarial (gain)/loss recognized for the year	(4.44)	1.70

**7 Maturity profile of defined benefit obligation**

Within the next 12 months	0.58	0.61
Between 2 to 5 years	3.47	4.61
Between 5 to 10 years	4.52	6.35

**8 Actuarial assumptions used for estimating defined benefit obligations**

Discount Rate	7.00%	6.70%
	0%- 1st year	0%- 1st year
	5%-Next year	5%-Next year
	7%- thereafter	7%- thereafter
Salary Escalation Rate	7.00%	6.70%
Expected Rate of Return on Assets	IALM (2012-14)	IALM (2012-14)
Mortality Rate	Ultimate	Ultimate
Attrition/ Withdrawal Rate	5%	5%
The weighted average duration of plan	12.36 years	11.79 years
	<b>2020-21</b>	<b>2019-20</b>
Employee Count	24.00	33.00
Total Monthly Salary eligible for Gratuity (₹ in Lakhs)	5.41	8.77
Average Monthly Salary eligible for Gratuity (₹ in Lakhs)	0.02	0.27
Average Age	36.19	34.96
Average Past Service	4.39	3.61
Total Accrued Benefit Amount (₹ in Lakhs)	15.67	21.98

**Notes:**

- 1 Salary escalation rate is arrived after taking into account regular increaments, price inflation and promotion and other relevant factors such as supply and demand in employment market.
- 2 Discount rate is based on prevailing market yields of Indian Government Securities as at balance sheet date for estimated term of obligations.
- 3 Attrition rate/ withdrawal rate is based on Company's policy towards retention of employees, historical data and industry outlook.
- 4 Expected contribution to defined benefit plans for the financial year 2021-22 is ₹ 1.00 Lakhs
- 5 The above information is certified by actuary.

**9 Sensitivity analysis:**

Increase/ (decrease) on present value of defined benefits obligations at the end of the year:		( ₹ in Lakhs)	
	Change in assumption	Effect on Gratuity obligation 2020-21	2019-20
Discount rate	+1%	(1.40)	(1.98)
	-1%	1.64	2.33
Salary Escalation rate	+1%	1.41	1.73
	-1%	(1.28)	(1.61)
Attrition Rate	+1%	(0.02)	(0.02)
	-1%	0.01	0.01

# UPAL DEVELOPERS PRIVATE LIMITED

## Notes to financial statements for the year ended 31st March 2021

These gratuity plan typically expose the Company to actuarial risks such as: investment risk, interest risk, longevity risk and salary risk.

### Investment Risk:

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. For other defined benefit plans, the discount rate is determined by reference to market yield at the end of reporting period on high quality corporate bonds when there is a deep market for such bonds; if the return on plan asset is below this rate, it will create a plan deficit.

### Interest risk

A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan debt investments.

### Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

### Salary risk

The present value of the defined plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

### Other Long term benefit plan compensated absences

#### Particulars

	2020-21	( ₹ in Lakhs) 2019-20
Present value of unfunded obligations	8.40	13.01
Expenses/(Income) recognised in the statement of profit and loss	(2.65)	2.69
In Other comprehensive income	-	-
Actuarial (Gain) / Loss - Plan liabilities	-	-
Actuarial (Gain) / Loss - Return On Plan Assets	-	-
Net (Income)/ Expense For the period Recognized in OCI	-	-
Discount rate (per annum)	7.00%	6.70%
	0%- 1st year	0%- 1st year
	5%-Next year	5%-Next year
	7%- thereafter	7%- thereafter
Salary escalation rate (per annum)		

### 37 Segment reporting:

The Company is mainly engaged in real estate activities where revenue is principally derived from operating lease rental income attributable to retail outlets in its retail mall together with provision of related services, which constitutes the sole operating segment of the company catering to Indian Customer Accordingly, the Company has only one identifiable segment reportable under IndAS 108 "Operating Segment".

Executive Director (the 'Chief Operational Decision Maker as defined in INDAS108 – Operating Segments) monitors the operating results of the entity's business for the purpose of making decisions about resource allocation and performance assessment.

The revenues from transactions with a single customer does not amount to 10 per cent or more of an entity's revenues. For broad category of services rendered refer note no. 29.

### 38 Corporate Social Responsibility (CSR):

	2020-21	( ₹ in Lakhs) 2019-20
i) CSR amount required to be spent as per Section 135 of the Companies Act, 2013 read with Schedule VII thereof by the Company during the year	21.49	15.64
ii) Details of expenditure incurred during the year:	-	-

### 39 Earning per share:

Particulars	2020-21	2019-20
i) Net profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	802.69	996.52
ii) Weighted Average number of equity shares used as denominator for calculating EPS	196.00	196.00
iii) Basic and Diluted Earnings per share (₹)	4.10	5.08
iv) Face value per equity share (₹)	10	10

### 40 The Leave and License agreements are generally for a period of 1 to 5 years. The terms also provide for escalation of License fees on a periodical basis. Generally, the company has a right to terminate these agreements by giving advance notice as stipulated therein.

Future minimum License Fees receivable under Leave and License agreements for non-expired lock in period as at 31st March 2021 and 31st March 2020 are as follows:

	( ₹ in Lakhs)			
Particulars	Within one year	After one year but not more than five years	More than five years	Total
As on 31 <sup>st</sup> March 2021	461.58	160.44	-	622.02
As on 31 <sup>st</sup> March 2020	1,321.69	943.62	-	2,265.32

Contingent License Fees comprising of Revenue Share income (computed as a % of sales) charged to the Licensees during the year is ₹ 516.10 Lakhs (P.Y. ₹ 717.05 Lakhs)

**UPAL DEVELOPERS PRIVATE LIMITED**
**Notes to financial statements for the year ended 31st March 2021**
**41 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

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

	<b>Name of the party</b>	<b>Relationship</b>
1	Big Apple Real Estate Private Limited	Holding company
2	Marketcity Resources Private Limited	Fellow subsidiary
3	Blackwood Developers Private Limited	Fellow subsidiary
4	Palladium Constructions Private Limited	Fellow subsidiary
5	Offbeat Developers Private Limited	Fellow subsidiary
6	Keshav Rawlani	Key Managerial Person

b) Transactions during the year:

		<b>(₹ in Lakhs)</b>				
	Nature of transactions	Name of Related parties				
		Blackwood Developers Private Limited	Offbeat Developers Private Limited	Marketcity Resources Private Limited	Key Managerial Person	Palladium Constructions Private Limited
1	Legal and Professional expenses (Business Support Fees)	-	-	89.00	-	-
		(-)	(-)	(129.00)	(-)	(-)
2	Inter Corporate Deposits Given	-	-	-	-	-
		(-)	(625.00)	(-)	(-)	(1,000.00)
3	Inter Corporate Deposits repaid	-	-	-	-	-
		(-)	(250.00)	(-)	(-)	(-)
4	Interest Income on Inter Corporate Deposits	-	11.33	-	-	41.18
		(-)	(31.74)	-	(-)	(23.24)
5	Sale of Property, Plant and Equipment	-	-	-	-	-
		(0.38)	(-)	(-)	(-)	(-)
6	Interest Income on Optionally Fully Convertible Debentures	-	0.00	-	-	-
		(-)	(0.00)	(-)	(-)	(-)
7	Remuneration paid	-	0.00	-	16.28	-
		(-)	(0.00)	(-)	(12.86)	(-)

c) Closing Balance as on March 31, 2021:

		<b>(₹ in Lakhs)</b>				
	Particulars	Name of Related parties				
		Marketcity Resources Private Limited	Big Apple Real Estate Private Limited	Blackwood Developers Private Limited	Offbeat Developers Private Limited	Palladium Constructions Private Limited
1	Trade payables	-	-	-	-	-
		(10.80)	(-)	(-)	(-)	(-)
2	Short Term Borrowings	-	1,009.99	-	-	-
		(-)	(1,009.99)	(-)	(-)	(-)
3	Inter Corporate Deposits Given	-	-	-	-	-
		(-)	(-)	(-)	(375.00)	(1,000.00)
4	Accrued Interest on Inter Corporate Deposits	-	-	-	-	-
		(-)	(-)	(-)	(28.57)	(20.92)
5	Trade receivables	-	-	0.26	-	-
		(-)	(-)	(0.25)	(-)	(-)
6	Investments in Optionally Convertible Debentures	-	-	-	200.00	-
		(-)	(-)	(-)	(200.00)	(-)

Note : - Figures in brackets represents previous year's 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.

**UPAL DEVELOPERS PRIVATE LIMITED**  
**Notes to financial statements for the year ended 31st March 2021**

**42 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.

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
<b>Financial assets designated at amortised cost</b>				
Trade Receivables	1,006.61	1,006.61	634.78	634.78
Cash and Cash Equivalents	116.28	116.28	51.27	51.27
Bank Balances other than Cash and Cash Equivalents	1,275.00	1,275.00	-	-
Loans	175.00	175.00	1,875.00	1,875.00
Other financial assets	456.32	456.32	467.04	467.04
<b>Total</b>	<b>3,029.21</b>	<b>3,029.21</b>	<b>3,028.09</b>	<b>3,028.09</b>
<b>Financial liabilities designated at amortised cost</b>				
Borrowings	7,526.39	7,526.39	8,367.76	8,367.76
Trade payables and others	93.08	93.08	67.18	67.18
Other financial liabilities	1,355.93	1,355.93	1,321.04	1,321.04
<b>Total</b>	<b>8,975.40</b>	<b>8,975.40</b>	<b>9,755.99</b>	<b>9,755.99</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 Financial Assets & Financial Liability(except long term borrowings) are carried at amortised cost is not materially different from it's carrying cost.
- 2 Fair value of long term borrowings is calculated based on discounted cashflow.

**43 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 not exposed to any 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. Almost 100% of the company's borrowings are linked to BR + Margin. Margin may be agreed with the bank from time to time. With all other variables held constant, the following table demonstrates the impact of change in interest rate on borrowing cost on floating rate portion of loans.

Increase/ (decrease) in Interest cost of Long term borrowings for the year:

Change in Rate of Interest	₹ in Lakhs	
	Effect on Profit/(Loss) before tax	
	2020-21	2019-20
+1%/-1%	65.65	67.30

*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, mutual funds and financial institutions and other financial instruments.

Trade and other receivables:

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers To manage credit risk, the Company periodically assesses the financial reliability of the customer, taking into account the financial condition, current economic trends, and analysis of historical bad debts and aging of accounts receivables. Outstanding customer receivables are regularly monitored to make an assessment of recoverability. Receivables are provided as doubtful / written off, when there is no reasonable expectation of recovery. Where receivables have been provided / written off, the Company continues regular followup, engage with the customers, legal options / any other remedies available with the objective of recovering these outstandings.

The Company is not exposed to concentration of credit risk to any one single customer since services are provided to vast spectrum and hence, the concentration of risk with respect to trade receivables is low. The Company also takes security deposits, advances, post dated cheques etc from its customers, which mitigate the credit risk

Cash and cash equivalents an other investments

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 31,2021 and March 31, 2020 is as follows:

**UPAL DEVELOPERS PRIVATE LIMITED**  
**Notes to financial statements for the year ended 31st March 2021**

	As at 31/03/2021	(₹ in Lakhs) As at 31/03/2020
<u>Financial assets for which loss allowances is measured using 12 months Expected Credit Losses (ECL):</u>		
Cash and cash equivalents	116.28	51.27
Loans	175.00	1,875.00
Bank Balances other than Cash and Cash Equivalents	1,275.00	-
Other financial assets	456.32	467.04
<u>Financial assets for which loss allowances is measured using Life time Expected Credit Losses (ECL):</u>		
Trade receivables	1,006.61	634.78

Life time Expected credit loss for Trade receivables under simplified approach

Life time Expected credit loss for Trade receivables under simplified approach					(₹ in Lakhs)
Aging of Trade Receivables	Past Due				Total
	0-90 days	90-180 days	180 - 360 days	over 360 days	
As at 31st March, 2021					
Gross Carrying Amount	707.86	151.80	109.71	340.16	1,309.53
Expected credit losses (Loss allowance provision)	1.43	1.54	5.69	294.27	302.93
Net Carrying Amount	706.42	150.26	104.03	45.89	1,006.60
As at 31st March, 2020					
Gross Carrying Amount	449.47	73.99	64.16	291.72	879.33
Expected credit losses (Loss allowance provision)	1.33	0.24	4.12	238.86	244.55
Net Carrying Amount	448.13	73.75	60.04	52.86	634.78

**Reconciliation of Changes in the life time expected credit loss allowance:**

	2020-21	(₹ in Lakhs) 2019-20
Loss allowance on 1 April,	244.55	198.89
Provided during the year	58.37	45.66
Loss allowance on 31st March,	302.93	244.55

Cash and Cash equivalent, other Investment, Loans and other financial assets 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 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.

Particulars	As at 31st March, 2021					Total
	Carrying Amount	On Demand	Less than 1 Yr	1- 5 yrs	>5 years	
Borrowings	7,526.39	1,009.99	821.60	3,944.55	1,750.25	7,526.39
Other Financial Liabilities	1,355.93	-	1,159.38	196.55	-	1,355.93
Trade and other payables	93.08	-	93.08	-	-	93.08

Particulars	As at 31st March, 2020					Total
	Carrying Amount	On Demand	Less than 1 Yr	1- 5 yrs	>5 years	
Borrowings	8,367.76	1,695.19	408.40	3,598.27	2,665.90	8,367.76
Other Financial Liabilities	1,321.04	-	960.43	360.62	-	1,321.04
Trade and other payables	67.18	-	67.18	-	-	67.18

**44 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, 2021 and 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, trade and other payables less cash and short term deposits.

	As At 31-03-2021	(₹ in Lakhs) As At 31-03-2020
Particulars		
Loans and Borrowings	7,526.39	8,367.76
Less: Cash and cash equivalents + Bank Deposits	1,781.88	830.96
Net Debt	5,744.51	7,536.80
Total Capital	5,358.38	4,551.99
Capital+Net Debt	11,102.89	12,088.79
Gearing Ratio	51.74%	62.35%

**UPAL DEVELOPERS PRIVATE LIMITED****Notes to financial statements for the year ended 31st March 2021****45 Contingent Liabilities**

- a. Estimated amount of contracts remaining to be executed on capital account not provided for in the accounts is ₹ 0.96 Lakhs [excluding advances] (P.Y. ₹ 20.08 Lakhs).
- b. Disputed Income Tax (Including TDS) liability for AY 2017-18 amounting to ₹ 6.71 Lakhs (P.Y. ₹ 6.71 lakhs)
- c. Disputed Service Tax liability amounting to ₹729.55 Lakhs (P.Y. ₹ 729.55 Lakhs) as the matter is in appeal before the High Court of Allahabad, Lucknow.
- d. Disputed Service Tax liability amounting to ₹249.34 Lakhs (P.Y. ₹249.34 Lakhs) as the matter is in appeal before the CESTAT, Lucknow.
- e. Disputed UP VAT and Entry Tax liability amounting to ₹Nil (P.Y. ₹ 22.18 Lakhs) as the matter is in appeal before the Additional Commissioner of sales tax (Appeal), Lucknow.
- f. Disputed ESIC liability amounting to ₹57.40 Lakhs (P.Y. ₹ 57.40 Lakhs) as the matter is in appeal before the ESIC Appellate Authority, Lucknow. The same has been paid.
- g. Outstanding guarantee given by Banks of ₹ 13.82 Lakhs (P.Y. ₹ 13.82 Lakhs).
- h. The above litigation in Para (b) (c) (d) (e) and (f) above is not expected to have any material adverse impact on the financial position of the company.

**46** Additional information as required under Section 186(4) of the Companies Act, 2013 during the year:

		<b>( ₹ in Lakhs)</b>	
<b>Name of the Company</b>		<b>2020-21</b>	<b>2019-20</b>
i) Investment made in Body Corporate.			
Investment in OCD of Offbeat Developers Pvt Ltd		200.00	200.00
ii) Loan given by the Company to Body Corporate or person during the year			
<b>Name of the Company</b>			
Offbeat Developers Private Limited		-	400.00
Palladium Constructions Private Limited		-	1,000.00
Nirmala Goenka Estates Private Limited		-	100.00
Future Retails Limited		140.00	400.00
Deepa Bagla Financial Consultant Pvt Ltd		100.00	-
Jai Raj Ispat Ltd		100.00	-
Merlin Marketing Private Limited		175.00	-
iii) No Guarantee is given by the Company.		-	-

**47** Trade receivables and trade payables are subject to confirmation and reconciliation, if any. The same is not expected to have any material impact on the financial statements.

**48** 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.

**49** **Reclassification:** During the year the company has reclassified the following items of the financial statements

<b>Item of Balance Sheet</b>	<b>Amount as at 31st March 2020 (₹ in Lakhs)</b>	<b>Earlier Reclassifies as</b>	<b>Reclassified as</b>
Fixed Deposits	389.79	Other Non Current Financial Asset	Other Current Financial Assets
Interest accrued on Fixed Deposits	0.11	Other Non Current Financial Asset	Other Current Financial Assets

**UPAL DEVELOPERS PRIVATE LIMITED**  
**Notes to financial statements for the year ended 31st March 2021**

**50** In preparation of these financial statements, the Company has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets.

The Company has also assessed the potential impact of Covid-19 on the carrying value of property, plant & equipment, trade receivables, and other current assets appearing in the financial statements of the Company. In developing the assumptions and estimates relating to the future uncertainties in the economic conditions because of this pandemic, the Company as at the date of approval of financial statement and based on current estimates, expects to recover the carrying amounts of the assets including trade receivables as at 31.3.2021. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial statements. The Company will continue to closely monitor uncertainties arising out of material changes to the future economic conditions. For recognition of revenues from mall operations, management has considered certain concessions/relief on rentals extended to its retailers/licensees for the period of lockdown as well as some further period considering the extended impact of the pandemic. Such concessions are determined based on ongoing discussions as well as those concluded and agreed with retailers/licensees on case to case basis. Considering the impact of such concessions given in lease rentals and other recoveries during the Financial Year 2020-21, the financial statements and performance for the financial year are not comparable with the revenue and performance of the previous Financial Year.

As per our Report of even date

For **Chaturvedi & Shah LLP**  
Chartered Accountants  
(Firm Registration No: 101720W/W100355)

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

**Parag D. Mehta**  
Partner  
Membership No. 113904

**Sanjeev Sarin**  
Director  
DIN:-08721516

**Lalit Jain**  
Director  
DIN:- 08715049

Place : Mumbai  
Date : May 26, 2021

**Keshav Rawlani**  
CFO  
PAN No.: AQCP3031J

**Priyanka Dusad**  
Company Secretary  
M.NO.: ACS 42321