



INDEPENDENT AUDITOR'S REPORT

To,
The Members,
REAL GEM BUILDTECH PRIVATE LIMITED

1. Qualified Opinion

We have audited the accompanying Financial Statement of **REAL GEM BUILDTECH PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), Cash Flows 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 Statement").

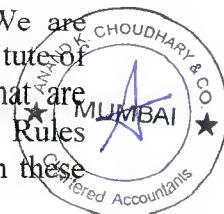
In our opinion and to the best of our information and according to the explanations given to us, except for the impact of paragraph 2 "basis of qualified opinion", the aforesaid Financial Statement give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Indian Accounting Standards ("Ind AS") specified under Section 133 of the Act, of the state of affairs of the Company as at March 31, 2023, its loss, including total comprehensive income, its cash flows and its change in equity for the year ended on that date.

2. Basis for Qualified Opinion

Attention is drawn to Note no. 7.1 to the Financial Statements as regards interest free loans aggregating to Rs. 11,348.16 lakh as on March 31, 2023, repayable on demand, granted to related parties which have incurred losses during the year and/or have negative net worth as at the year-end, but based on the reasoning's stated therein, in the opinion of the management, no provision is considered necessary for expected credit losses in respect of said loans, which are considered good and fully recoverable. However, we are unable to comment whether the reasoning's of evaluation of 'impairment provision' for expected credit losses for the said loans are in accordance with Ind AS 109 – 'Financial Instruments' and consequently, we are unable to comment on the effects, if any on the loss for the year ended March 31, 2023.

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. These require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statement under the provisions of the Act and 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.

3. Material uncertainty related to going concern

The Company has filed a Scheme of Arrangement u/s. 230 to 232 of the Companies Act, 2013 (the Act) before the Hon' National Company Law Tribunal (NCLT) whereby effective from July 1, 2018, it has proposed to transfer its all the assets and liabilities pertaining to Identified Project Undertaking, being "DB Crown" Project, on a going concern basis as Slump Sale to Kingmaker Developers Private Limited (KDPL) for a consideration of Rs. 10 lakhs. (Reference is drawn to note no 8.1 of the Financial Statements)

Consequently, as at the Balance Sheet date, the Company does not have any Project in hand. Further, the Company has incurred cash loss during the year and has negative net-worth as at March 31, 2023.

Attention is drawn to Note no. 8.2 and 22 of the Financial Statements, which gives information as to the status of the Scheme and various uncertainties attached thereto as well as the management's estimates & judgments therefor and the management's assertions. This could result in significant uncertainty on its ability to meet the obligations and continue as going concern.

Our opinion is not modified in respect of this matter.

4. Emphasis of Matter

Attention is drawn to:

(i) Note no. 5.1 of the Financial Statements as regards memorandum of understanding entered into with a party for acquiring part of the rights in leasehold land for development thereof, including advances granted / to be granted and the implications if the Company is not able to complete its obligations within the agreed timelines;

(ii) Note no. 8.1, 8.2, 8.3, 8.4, 8.5 and 8.6 of the Financial Statements as regards the accounting, disclosures and financial implications for the proposed transfer of all the assets and liabilities pertaining to Identified Project Undertaking, being "DB Crown" Project, on a going concern basis as Slump Sale KPDL and Note no.10.1 of the Financial Statements as regards adjustment of the profit / loss relating to the said Project Undertaking, being carried out by the Company in trust for KDPL;

Our opinion is not modified with respect to above matters.

5. Responsibilities of Management and Those Charged with Governance for the Financial Statement

The Company's Board of Director is responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these Financial Statement that give a true and fair view of the financial position, financial performance including other comprehensive income, change in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act.





This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

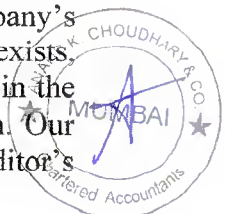
In preparing the Standalone Financial Statement, the Board of Directors of the company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management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

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

6. Auditor's Responsibilities for the Audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the Financial Statement 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 this Financial Statement. 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 Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls systems in place and the operating effectiveness of such control.
- 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 Statement 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 Statement, including the disclosures, and whether the Financial Statement represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statement of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

7. Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - d. Except for the impact of matter described in Basis of Qualified Opinion paragraph above, in our opinion, the aforesaid Financial Statement comply with the Accounting Standards (Ind AS) specified under Section 133 of the Act.
 - e. On the basis of written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. Matters prescribed in Basis of Qualified Opinion paragraph, Material Uncertainty related to Going Concern paragraph and Emphasis of Matter paragraph may have adverse impact on the functioning of the Company.
 - g. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
 - h. With respect to other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:





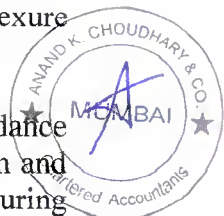
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- (i) The Company has disclosed the impact of pending litigations on its financial position in the Financial Statements. Refer to Note No.21 of the Financial Statements;
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - (iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - (v) The Company has not declared or paid any dividend during the year hence the provisions of Section 123 of Companies Act, 2013 are not applicable.
 - (vi) As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable with effect from April 1, 2023 to the Company, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.
2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.
 3. 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: In our opinion and to the best of our information and according to the explanations given to us, during






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the year, the Company has not paid any remuneration to its Directors and hence the question of reporting under Section 197 (16) does not arise.

For Anand K Choudhary & Co.
Chartered Accountants
Firm Registration No. 146936W



Anand K Choudhary
(Proprietor)

Membership No.: 166654

UDIN: 23166654BGXALF2004



Place: Mumbai

Date: 30th May, 2023



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Annexure – “A” to the Independent Auditors’ Report on the Financial Statements of REAL GEM BUILDTECH PRIVATE LIMITED for the year ended March 31, 2023

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

Opinion

We have audited the internal financial controls with reference to Standalone Financial Statements of REAL GEM BUILDTECH PRIVATE LIMITED (hereinafter referred to as “the Company”) as of March 31, 2023 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls were operating effectively as at March 31, 2023, based on the internal financial controls with reference to Standalone Financial Statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “Guidance Note”).

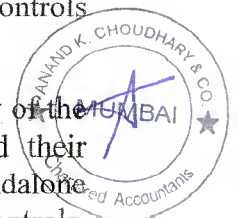
Management’s Responsibility for Internal Financial Controls

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

Auditors’ Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of such internal financial controls,





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assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

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


Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting with Reference to Standalone Financial Statements

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

For Anand K Choudhary & Co.
Chartered Accountants
Firm Registration No. 146936W


Anand K Choudhary

(Proprietor)

Membership No.: 166654

UDIN: 23166654BGXALF2004



Place: Mumbai

Date: 30th May, 2023



Annexure – “B” to the Independent Auditors’ Report on the Financial Statements of REAL GEM BUILDTECH PRIVATE LIMITED for the year ended March 31, 2023

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i) (a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and Intangible Assets.
 - (b) The Property, Plant and Equipment have been physically verified by the management at reasonable intervals. No material discrepancies were noticed on such verification.
 - (c) The immovable property of the Company under the head Property, Plant and Equipment consists of Sample Flat (a temporary structure). Sample Flat, being a temporary structure, title deeds of the same has not been registered in the name of the Company. Gross Block of the Sample Flat is Rs. 1985.45 lakhs and Net Block of the same is Rs.99.27 lakhs.
 - (d) During the year, the Company has not revalued its property, plant and equipment hence question of reporting under paragraph 3(i)(d) does not arise.
 - (e) No proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii)(a) The Company’s inventory consists off its real estate project namely “Rustomjee Crown” which is classified under the head “Assets pertaining to Disposal Group” in the Financial Statements. As explained to us, site visit was carried out during the year by the management at reasonable intervals. In our opinion frequency of verification is reasonable.
 - (b) In our opinion, keeping in view the nature of inventory, the procedures of physical verification by way of site visits by the management are reasonable and adequate in relation to size of the company and nature of its business.
 - (c) The inventory records have been kept properly. As explained to us, no material discrepancies were noticed on physical verification of inventory/project site by the management.
 - (d) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii) During the year, the Company has not made any investment/ granted any loans/provided any guarantee or security to any party covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act"). Accordingly, reporting under paragraph 3 (iii) of the Order is not applicable.
- iv) During the year, the Company has not made any investment, provided any guarantee or security. With respect to loan granted, in our opinion, the Company has complied with the provisions of Section 185 and 186 of the Act.
- v) The Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.





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vi) In our opinion, the company does not qualify the prescribed criteria as specified in Companies (Cost Records and Audit) Rules, 2014, and therefore is not required to maintain the cost records as prescribed under Section 148 (1) of the Act. Hence paragraph 3 (vi) of the order is not applicable.

vii) In respect of statutory dues:

(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, it is observed that the company is not regular in depositing undisputed dues of TDS, Service Tax, Provident Fund and Profession Tax to the appropriate authorities. The arrears of outstanding VAT Payable, Employees PF, PF/EDLI/Admin Charges Payable, Employee Profession Tax Payable, TDS on Professional Fees as at March 31, 2022 which was outstanding for more than six months from the date it became payable were as follows:

Name Statutory Dues	Amount Outstanding	Period From Which Amount Outstanding
TDS on Profession	9,22,235	Jun-20
Employees Provident Fund	1,293	Mar-19
Vat Payable 1%	50,93,844	Jun-17
PF/EDLI/Admin Charges Payable	1,33,498	Mar-19
Employee Profession Tax Payable	400	Mar-19

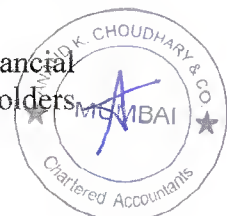
Further as explained to us, the provisions for Custom Duty are not applicable to the Company during the year.

(b) According to the information and explanations given to us, the details of disputed statutory dues is as follows:

Nature of Dues	Name of Statute	Amount of dispute	Period for which amount relates	Forum where dispute is pending
Income Tax	Income Tax Act, 1961	79,39,470	FY 2012-13 (AY 2013-14)	CIT-Appeals, Mumbai

viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix) The Company has not defaulted in repayment of loans or borrowings to financial institution and banks. Further the Company has no borrowings from debenture holders during the year.





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- x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the period. Accordingly, paragraph 3 (x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence paragraph 3(x)(b) of the Order is not applicable.
- xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) No whistle-blower complaints received during the year by the Company.
- xii) The Company is not a Nidhi Company and hence reporting under paragraph 3 (xii) of the Order is not applicable.
- xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv) (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) Report of the internal auditor was considered while framing audit opinion by us.
- xv) During the year the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- (b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under paragraph 3(xvi) (d) of the Order is not applicable.
- xvii) From the continuing operations, the Company has incurred cash loss of Rs.69.23 lakhs (Previous Year: Rs.1,184.71 lakhs) which also subject to Basis of Qualified Opinion paragraph above.
- xviii) There has been no resignation of the statutory auditors of the Company during the year.
- xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, we report as follows:

Kindly refer "Material Uncertainty related to Going Concern Paragraph" in our main audit report.





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We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx) In our opinion, the provisions of Section 135 of the Act are not applicable and hence the paragraph 3(xx) of the Order is not applicable.

For Anand K Choudhary & Co.
Chartered Accountants
Firm Registration No. 146936W

Anand K Choudhary
(Proprietor)

Membership No.: 166654

UDIN: 23166654BGXALF2004



Place: Mumbai

Date: 30th May, 2023

Real Gem Buildtech Private Limited
Balance Sheet as at March 31, 2023
All amount are in INR (lakhs) otherwise stated
CIN: U45202MH2009PTC193816

Particulars	Note No.	For Year Ended	
		As at March 31, 2023	As at March 31, 2022
ASSETS			
1 Non Current Assets			
a Property, Plant and Equipment	3	30.52	37.97
b Intangible Assets	4	0.04	0.14
c Other Non Current Assets	5	44.14	43.89
Total Non Current Assets (A)		74.69	82.00
2 Current Assets			
a <u>Financial Assets</u>			
(i) Cash and cash equivalents	6	28.51	530.03
(ii) Loans	7	13,034.07	12,640.13
b Other Current Assets	5	1,128.25	1,138.96
c Assets pertaining to Disposal Group	8	1,86,567.93	1,54,158.48
Total Current Assets (B)		2,00,758.76	1,68,467.60
Total Assets (A)+(B)		2,00,833.45	1,68,549.60
EQUITY AND LIABILITIES			
1 Equity			
a Equity Share Capital	9	1.00	1.00
b Other Equity	10	(18,521.20)	(18,451.97)
Total Equity (A)		(18,520.20)	(18,450.97)
2 Non Current Liabilities			
<u>Financial liabilities</u>			
(i) Borrowings	11	1,350.00	1,350.00
Total Non Current Liabilities (B)		1,350.00	1,350.00
3 Current Liabilities			
a <u>Financial liabilities</u>			
(i) Borrowings	12	30.56	30.00
(ii) Trade payables	13	154.40	198.02
(iii) Other Financial liabilities	14	6.29	8.30
(iv) Other Liabilities	15	32.60	-
b Liabilities pertaining to Disposal Group	8	2,17,779.80	1,85,414.24
Total Current Liabilities (C)		2,18,003.65	1,85,650.57
Total Equity and Liabilities (A)+(B)+(C)		2,00,833.45	1,68,549.60

Significant accounting policies and notes on Financial statements

1 to 34


As per our attached report of even date


For and on Behalf of the Board

For Anand K Choudhary & Co
Chartered Accountants
Firm Registration No.: 146936W

Anand K Choudhary
(Proprietor)
Membership No.: 166654




Rajiv Agarwal
Director
(DIN-00030453)


Nabil Patel
Whole Time Director
(DIN-00298093)

Place: Mumbai

Date: 30th May 2023

Real Gem Buildtech Private Limited
Statement of Profit and Loss for Year ended March 31, 2023
All amount are in INR (lakhs) otherwise stated
CIN: U45202MH2009PTC193816

Particulars		Note No.	For Year Ended As at March 31, 2023	For Year Ended As at March 31, 2022
I	Revenue from operations		-	-
II	Other income	16	0.44	2.55
III	Total Income (I)+(II)		0.44	2.55
IV	Expenses			
	Finance costs	17	-	1,102.20
	Depreciation and amortisation expense	3 & 4	7.57	39.90
	Other expense	18	62.10	45.16
	Total expenses (IV)		69.67	1,187.26
V	(Loss) before tax (III)-(IV)		(69.23)	(1,184.71)
VI	Tax expense			
	a) Current Tax		-	-
	b) Deferred tax		-	-
VII	(Loss) for the period from continuing operations		(69.23)	(1,184.71)
VIII	(Loss) for the period from discontinued operations	19	(707.51)	(338.65)
IX	Tax Expense on Discontinued Operations		-	-
X	(Loss) from Discontinued operations (after tax) (VIII – IX)		(707.51)	(338.65)
XI	(Loss) for the period (VII + X)		(776.74)	(1,523.37)
XII	Other Comprehensive Income			
	(i) Items that will not be reclassified to Profit or Loss Equity Instrument through Other Comprehensive Income		-	(15.69)
	Total Other Comprehensive Income		-	(15.69)
XIII	Total Comprehensive Income for the period (VII)+(VIII)		(776.74)	(1,539.05)
XIV	Earnings per equity share (Basic and Diluted)	20		
	From Continuing Operation		(69.23)	(1,184.71)
	From Discontinued Operation		(707.51)	(338.65)
	From Continuing and Discontinued Operations		(776.74)	(1,523.37)

Significant accounting policies and notes on Financial statements

1 to 34

As per our attached report of even date

For Anand K Choudhary & Co
Chartered Accountants
Firm Registration No.: 146936W

Anand K Choudhary
(Proprietor)

Membership No.: 166654



For and on Behalf of the Board

Rajiv Agarwal
Director
(DIN-00030453)

Nabil Patel
Whole Time Director
(DIN-00298093)

Place: Mumbai

Date: 30th May 2023

Real Gem Buildtech Private Limited
Statement of Cash Flow for the year ended March 31, 2023
All amount are in INR (lakhs) otherwise stated
CIN: U45202MH2009PTC193816

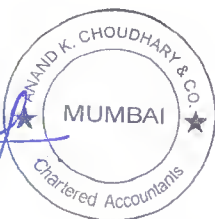
Particulars	For the year ended March 31, 2023		For the year ended March 31, 2022	
Cash Flow From Operating Activities:				
Net (Loss) before taxation and extraordinary items	(69.23)		(1,184.71)	
Net (Loss) before taxation - Discontinued Operations	(707.51)		(338.65)	
Adjustments for:				
Dividend Received	(0.04)		(2.48)	
Depreciation and amortisation	7.57		39.90	
Finance cost	-		1,102.20	
Operating Income before working Capital changes	(769.21)		(383.74)	
Adjustment for increase/decrease in:				
Other Assets	10.46		0.63	
Borrowings	0.56		-	
Other Liabilities	32.60		-	
Other Financial Liabilities	(2.01)		(1,131.94)	
Trade Payables	(43.63)		(3.57)	
Loans	(393.94)		(38.12)	
Liabilities pertaining to disposal group	32,365.56		44,319.43	
Asset pertaining to disposal group	(32,376.75)		(20,449.61)	
Loss transferred to asset pertaining to Disposal Group	707.51		338.65	
Cash used in operations	(468.85)		22,651.74	
Direct Taxes Paid	-		-	
Net Cash Flow From/(Used in) Operating Activities		(468.85)		22,651.74
Cash Flow From Investing Activities:				
Fixed Asset Purchased (Including Capital Work in Progress)	(32.71)		8.71	
Dividend Received	0.04		2.48	
Proceed from buy-back of shares held by the Company	-		496.00	
Net Cash Flow From/(used in) Investing Activities		(32.67)		507.19
Cash Flow From Financing Activities:				
Finance Cost	-		(1,102.20)	
Repayment of term loan	-		(21,534.73)	
Net Cash Generated from Financing Activities		-		(22,636.94)
Net Increase in Cash and Cash Equivalents		(501.52)		521.99
Add: Cash and cash Equivalents (Opening)		530.03		8.03
Cash and Cash Equivalents (Closing)		28.51		530.03
Reconciliation of cash and cash equivalent:				
Cash and bank balance (As per Note no.7)		28.51		530.03
Less: Fixed deposits under lien		-		-
Cash and Cash equivalents (Closing)		28.51		530.03

Significant accounting policies and notes on Financial statements

1 to 34

As per our attached report of even date

For Anand K Choudhary & Co
Chartered Accountants
Firm Registration No.: 146936W
Anand K Choudhary
(Proprietor)
Membership No.: 166654



For and on Behalf of the Board

Rajiv Agarwal
Rajiv Agarwal
Director
(DIN-00030453)

Nabil Patel
Nabil Patel
Whole Time Director
(DIN-00298093)

Place: Mumbai
Date: 30th May 2023

Real Gem Buildtech Private Limited
Statement of Changes in Equity for the year ended March 31, 2023
All amounts are in INR (Lakhs) otherwise stated
CIN: U45202MH2009PTC193816

A. Equity Share Capital

Particulars	Total
Balance as at April 1, 2021	1.00
Changes in equity share capital during FY 2021-22	-
Balance as at March 31, 2022	1.00
Balance as at April 1, 2022	1.00
Changes in equity share capital during FY 2022-23	-
Balance as at March 31, 2023	1.00

B. Other Equity

Particulars	Equity Component of Compound Financial Instruments	Reserves and surplus	Items of Other Comprehensive Income	Total
		Retained Earnings	Equity Instrument through Other Comprehensive Income	
Balance as at April 1, 2021	415.86	(17,683.12)	15.69	(17,251.57)
(Loss) for the year	-	(1,184.71)	-	(1,184.71)
Other Comprehensive Income for the year, net of income tax	-	-	(15.69)	(15.69)
Total Comprehensive Income for the year	-	(1,184.71)	-	(1,200.40)
Balance as at March 31, 2022	415.86	(18,867.83)	-	(18,451.97)
Balance as at April 1, 2022	415.86	(18,867.83)	-	(18,451.97)
(Loss) for the year	-	(69.23)	-	(69.23)
Other Comprehensive Income for the year, net of income tax	-	-	-	-
Total Comprehensive Income for the year	-	(69.23)	-	(69.23)
Balance as at March 31, 2023	415.86	(18,937.06)	-	(18,521.20)

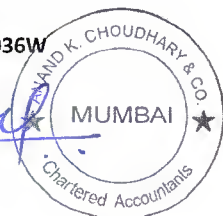
Significant accounting policies and notes on Financial statements

1 to 34

As per our attached report of even date

For and on Behalf of the Board

For Anand K Choudhary & Co
Chartered Accountants
Firm Registration No.: 146936W
(Proprietor)
Membership No.: 166654



Rajiv Agarwal
Rajiv Agarwal
Director
(DIN-00030453)

Nabil Patel
Nabil Patel
Whole Time Director
(DIN-00298093)

Place: Mumbai
Date: 30th May 2023

Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
CIN: U45202MH2009PTC193816

1 Company Background

- 1.1 Real Gem Buildtech Private Limited (the "Company") is incorporated and domiciled in India. The Company is a wholly owned subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its the registered office and principal place of business at DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai- 400011.

The Company is a real estate development company and at present, it has undertaken development and construction of residential project on the land situated at Prabhadevi, Dadar, Mumbai. In furtherance thereof the company has undertaken development of residential project in the name of "Rustomjee Crown".

The Company's Financial Statements were authorised for issue in accordance with a resolution of the Board of Directors on May 30, 2023 in accordance with the provisions of the Act and are subject to the approval of the shareholders at the Annual General Meeting.

- 1.2 During the year ended on March 31, 2019, the Company had filed a Scheme of Arrangement u/s. 230 to 232 of the Companies Act, 2013 before the Hon' National Company Law Tribunal (NCLT) whereby effective from July 1, 2018, it has proposed to transfer its all the assets and liabilities pertaining to Identified Project Undertaking, being "DB Crown" Project (now known as "Rustomjee Crown"), on a going concern basis as Slump Sale to Kingmaker Developers Private Limited (KDPL) for a consideration of Rs. 10 lakhs. (Refer Note 8.1 for details).

The above Scheme of Arrangement was filed before NCLT on 29th March, 2019 was admitted on 27th September, 2019. Pursuant to the above application, the NCLT passed certain directions vide order dated November 5, 2019. However, the Company could not comply with the said directions under the above order on account of various reasons including COVID-19. Now both the parties are in the process of filing 'Miscellaneous Application' before the NCLT seeking re-issuance of the above directions to the NCLT. The management is hopeful that upon filing of new application, it will secure re-issuance of the directions from NCLT and in due course of time, the Scheme filed by the Company shall be approved by the NCLT.

- 1.3 The Company being a subsidiary of DB Realty Limited has become a "Public Company" with effect from 23rd September, 2009. Therefore, w.e.f. the said date, the Company has become a private company which is a subsidiary of a public company and accordingly, by virtue of provision of Section 2 (71) of the Companies Act, 2013, the Company is a public company. The Company continues to use the word "Private Limited" as permitted by law.

2 Significant Accounting Policies, Accounting Judgements, Estimates and Assumptions:

(A) Significant Accounting Policies:

2.1 Basis of Preparation & Measurement:

a) Basis of Preparation-

The financial statements of the company have been prepared in accordance with the relevant provisions of the Companies Act, 2013, the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 read with the Companies (Indian Accounting Standards) Amendment Rules, 2016 and the Guidance Notes and other authoritative pronouncements issued by the Institute of Chartered Accountants of India (ICAI).

The financial statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently to all the periods presented in the financial statements.

The financial statements are presented in Indian Rupee ("INR"), the functional currency of the Company. Items included in the financial statements of the Company are recorded using the currency of the primary economic environment in which the Company operates (the "functional currency")."

b) Basis of measurement-

The Financial Statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy no. 2.10 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or

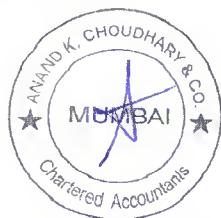
The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

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



2.2 Current and non-current classification of assets and liabilities and operating cycle:

An asset is considered as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realised within twelve months after the reporting period, or
- 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 considered as current when:

- It is expected to be settled in normal operating cycle,
- It is held primarily for the purpose of trading,
- It is due to be settled within twelve months after the reporting period, or
- 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.

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

All the assets and liabilities have been classified as current and non-current as per the Company's normal operating cycle (not exceeding twelve months) and other criteria set out in the Schedule III to the Act.

2.3 Property, plant and equipment:

Property, Plant and Equipment are recorded at their cost of acquisition, net of refundable taxes and levies, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

2.4 Capital Work in Progress and Capital Advances:

Expenses incurred for acquisition of capital assets outstanding at each balance sheet date are disclosed under capital work-in-progress. Advances given towards the acquisition of fixed assets are shown separately as capital advances under the head Other Non-Current Assets.

2.5 Depreciation:

Depreciation on property, plant and equipment is provided on straight line method in accordance with the provisions of Schedule II to the Companies Act, 2013. The management believes that the estimated useful lives as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used, except as indicated below.

Structures constructed for purpose of demonstration to prospective buyers (i.e. sample flats and sales office) are capitalised as buildings and depreciated over the period of six years as per straight line method.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.6 Intangible Assets and amortisation thereof:

The cost relating to intangible assets, with finite useful lives, which are capitalised and amortised on a straight-line basis upto the period of three to five years, is based on their estimated useful life.

An item of intangible Asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

The residual values, useful lives and methods of amortisation of Intangible Assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.7 Impairment of Tangible and Intangible Assets:

Carrying amount of tangible and intangible assets is reviewed at each Balance Sheet date. These are treated as impaired when the carrying cost thereof exceeds its recoverable value. Recoverable value is higher of the asset's net selling price or value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Net selling price is the amount receivable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties, less the cost of disposal. An impairment loss is charged for when an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

2.8 Inventories:

Inventories comprise of (i) Project Work-In-Progress representing properties under construction/development and (ii) Building Materials representing inventory yet to be consumed.

Project work-in-progress (representing properties under development/construction) is valued at lower of cost or net realizable value. Direct expenses and construction overheads are taken as the cost of the project. The project costs comprise of:

- a) Cost of development rights – includes cost of land, including development rights thereof, registration charges, stamp duty and other incidental expenses.
- b) Construction and development cost – includes cost such as materials, services, depreciation on assets used for project purposes that relates directly to

2.9 Revenue Recognition:

(i) Sale of Properties:

Revenue from sale of properties under construction is recognized when it satisfies a performance obligation by transferring a promised good or service to a customer in accordance with Ind AS 115. An entity 'transfers' a good or service to a customer when the customer obtains control of that asset. Control may be transferred either at a point in time or over time.



(ii) Interest Income:

For all financial instruments measured at amortised cost, interest income is measured using the Effective Interest Rate (EIR), which is the rate that exactly discounts the estimated future cash flows through the contracted or expected life of the financial instrument, as appropriate, to the net carrying amount of the financial asset.

(iii) Dividend Income:

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

2.10 Financial Instruments:

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.

(i) Financial Assets:

(a) Initial Recognition and Measurement:

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

(b) Subsequent Measurement:

For purposes of subsequent measurement, financial assets are classified in two categories:

- Financial assets at amortised cost
- Financial assets at fair value through other comprehensive income (FVTOCI)
- Financial assets at Fair Value through Statement of Profit and Loss. (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI).

Financial Assets at Amortised Cost:

A financial asset is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

Financial Assets at FVTOCI:

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at FVTPL:

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

All other financial assets are measured at fair value through profit or loss.

Equity Instruments at FVTOCI:

For equity instruments not held for trading, an irrevocable choice is made on initial recognition to measure it at FVTOCI. All fair value changes on such investments, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit or loss, even on sale or disposal of the investment. However, on sale or disposal the company may transfer the cumulative gain or loss within equity.

(c) Derecognition:

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights 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 a "pass-through" arrangement and either:
 - The Company has transferred substantially all the risks and rewards of the asset, or
 - The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(d) Impairment of financial assets

The company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposures:

- Financial assets at amortised cost.
- Financial guarantee contracts.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the company does not track changes in credit risk but recognises impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose, the Company uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

For recognition of impairment loss on other financial assets and risk exposures, the company determines 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 company reverts to recognising impairment loss allowance based on 12-month ECL.



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.

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 on a financial instrument that is possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

(ii) Financial Liabilities:

(a) Initial Recognition and Measurement:

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts.

(b) Subsequent Measurement:

This is dependent upon the classification thereof as under:

Loans and Borrowings:

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or 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.

(c) 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.

(iii) Offsetting of Financial Instruments:

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

(iv) Equity Instruments:

An equity instrument is any contract that evidences a residual interest in the assets of an entity in accordance with the substance of the contractual arrangements. These are recognised at the amount of the proceeds received, net of direct issue costs.

(v) Compound Financial Instruments:

These are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements.

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and recognised as a liability on an amortised cost basis using the EIR until extinguished upon conversion or on maturity. The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole and recognised as equity, net of the tax effect and remains in equity until the conversion option is exercised, in which case the balance recognised in equity will be transferred to another component of equity. If the conversion option remains unexercised on the maturity date, the balance recognised in equity will be transferred to retained earnings and no gain or loss is recognised in profit or loss upon conversion or expiry of the conversion option.

Transaction costs are allocated to the liability and equity component in proportion to the allocation of the gross proceeds and accounted for as discussed above.

2.11 Employee Benefits:

Short term employee benefits are those which are payable wholly within twelve months of rendering service are recognised as an expense at the undiscounted amount in Statement of Profit and Loss of the year in which the related service is rendered.

Contribution paid/ payable for the year/ period to Defined Contribution Retirement Benefit Plans is charged to Statement of Profit and Loss or Project Work in Progress, if it is directly related to a project.

Liabilities towards Defined Benefit Schemes viz. Gratuity benefits and other long term benefit viz. compensated absences are determined using the Projected Unit Credit Method. Actuarial valuations under the Projected Unit Credit Method are carried out at the Balance Sheet date. Actuarial gains and losses are recognised immediately in the Balance Sheet with a corresponding effect in the SOCI. Past service cost is recognised immediately in the Statement of Profit or Loss.

2.12 Leases:

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a defined period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- (i) the contract involves the use of an identified asset;
- (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease; and
- (iii) the Company has the right to direct the use of the asset.

As a lessee



The Company recognises a right of use asset and a lease liability at the lease commencement date. The right of use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right of use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right of use asset or the end of the lease term. The estimated useful lives of right of use assets are determined on the same basis as those of property and equipment. In addition, the right of use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease-by-lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole.

Lease payments included in the measurement of the lease liability comprise the fixed payments, including in-substance fixed payments and lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option;

The lease liability is measured at amortised cost using the effective interest method. The Company has elected not to recognise right of use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term. The Company applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date.

2.13 Foreign Currency Transactions:

Transactions in foreign currencies are initially recorded at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Differences arising on settlement or translation of monetary items are recognised as income or expenses in the period in which they arise.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

2.14 Borrowing Costs:

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cost of such assets less interest earned on the temporary investment. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to Statement of Profit & Loss in the year in which they are incurred.

2.15 Taxes on Income:

(i) Current Income Taxes:

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised directly in equity is recognised in other comprehensive income / equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(ii) Deferred Taxes:

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

Deferred tax liabilities are recognised for all taxable temporary differences, when the deferred tax liability arises from an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

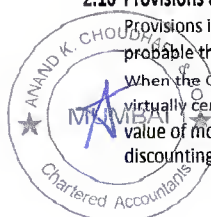
Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

2.16 Provisions and Contingent Liabilities:

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.

When the Company expects some or all of a provision to be reimbursed, the same is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.



A Contingent Liability is a possible obligation that arises from past events and 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 enterprise or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

2.17 Non-current assets (or disposal groups) held for sale:

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset (or disposal Company) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset (or disposal Company) and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

2.18 Earnings Per Share:

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss 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.

2.19 Cash and Cash Equivalent:

Cash and cash equivalent for the purpose of Cash Flow Statement comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

2.20 Cash Flow Statement:

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

2.21 Commitments:

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

- (a) The estimated amount of contracts remaining to be executed on capital accounts and not provided for; and
- (b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

2.22 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development".

(B) Significant Accounting Judgements, Estimates and Assumptions:

The preparation of Financial Statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/ materialize.

Judgements:

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

- a) Approval will be accorded by NCLT to the Scheme of Arrangement
- b) Assessment of the status of various legal claims and other disputes where the Company does not expect any material outflow of resources and hence these are reflected as contingent liabilities;
- c) In several cases, assessment of the management regarding executability of the projects undertaken; and
- d) Assessment of the recoverability of various financial assets.

Estimates and Assumptions:

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.

(a) Project estimates

The Company, being a real estate development company, prepares budgets in respect of each project to compute project profitability. The major components of project estimate are 'budgeted costs to complete the project' and 'budgeted revenue from the project. While estimating these components various assumptions are considered by the management such as (i) Work will be executed in the manner expected so that the project is completed timely (ii) consumption norms will remain same (iii) Estimates for contingencies and (iv) price escalations etc. Due to such complexities involved in the budgeting process, contract estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(b) Valuation of investment in loans to subsidiaries

The Company has performed valuation for its investments in equity of certain subsidiaries for assessing whether there is any impairment in the fair value. When the fair value of investments in subsidiaries cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.



(b) Deferred Tax Assets

In assessing the reliability of deferred income tax assets, management considers whether some portion or all of the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible.

Management considers the scheduled reversals of deferred income tax liabilities, projected future taxable income. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Company will realize the benefits of those deductible differences.

The amount of the deferred income tax assets considered realizable, however, could be reduced in the near term if estimates of future taxable income during the carry forward period are reduced.

(c) Defined benefit plans

The cost and present value of the gratuity obligation and compensated absences 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, attrition rate and mortality rates. 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.



3 Property Plant and Equipment

Particulars	Sample flat	Plant & Machinery	Office equipment	Furniture	Computers & Others	Vehicles	Total
Gross Block:							
(At Cost or deemed cost)							
Balance at April 1, 2021	1,985.45	1,478.58	24.98	2.81	64.76	384.37	3,940.94
Additions	-	-	2.84	-	0.38	-	3.22
Disposals	-	-	-	-	-	(120.65)	(120.65)
Less : Assets pertaining to Disposal Group	(1,985.45)	(1,478.58)	(12.55)	(0.11)	(31.48)	-	(3,508.18)
Balance at Mar 31, 2022	-	-	15.26	2.70	33.65	263.71	315.33
Balance at April 1, 2022	1,985.45	1,478.58	27.82	2.81	65.13	263.71	3,823.51
Additions	-	17.77	14.30	-	0.62	-	32.70
Disposals	-	-	-	-	-	-	-
Less : Assets pertaining to Disposal Group	(1,985.45)	(1,496.35)	(26.86)	(0.11)	(32.10)	-	(3,540.88)
Balance at Mar 31, 2023	-	-	15.26	2.70	33.65	263.71	315.33
Accumulated Depreciation and impairment							
Balance at April 1, 2021	1,886.18	1,129.26	20.89	1.22	59.53	298.73	3,395.82
Depreciation Charge	-	129.40	1.98	0.27	1.97	39.45	173.08
Less : Depreciation on sale of Fixed Assets	-	-	-	-	-	(108.72)	(108.72)
Less : Accumulated Depreciation on Assets pertaining to Disposal Group	(1,886.18)	(1,258.66)	(8.37)	(0.06)	(29.54)	-	(3,182.81)
Balance at Mar 31, 2022	-	-	14.50	1.44	31.97	229.45	277.36
Balance at April 1, 2022	1,886.18	1,258.66	22.87	1.50	61.50	229.45	3,460.17
Depreciation Charge	-	74.72	4.48	0.26	0.55	7.21	87.21
Less : Depreciation on sale of Fixed Assets	-	-	-	-	-	-	-
Less : Accumulated Depreciation on Assets pertaining to Disposal Group	(1,886.18)	(1,333.38)	(12.86)	(0.07)	(30.08)	-	(3,262.57)
Balance at Mar 31, 2023	(0.00)	-	14.50	1.68	31.97	236.66	284.81
Net Block:							
Balance at Mar 31, 2022	-	-	0.76	1.26	1.68	34.26	37.97
Net Block pertaining to Disposal Group March 2022	99.27	219.92	4.18	0.05	1.95	-	325.37
Balance at Mar 31, 2023	0.00	-	0.76	1.02	1.68	27.05	30.52
Net Block pertaining to Disposal Group March 2023	99.27	162.97	14.00	0.04	2.02	-	278.30



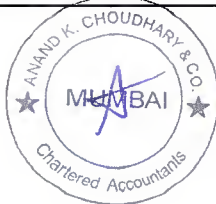
Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated
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4 Intangible Assets

Carrying amounts of :

Particulars	As at March 31, 2023	As at March 31, 2022
Software	0.04	0.14
Total	0.04	0.14

Particulars	Computer Software	Total
Cost or deemed cost		
Balance at April 1, 2021	2.29	2.29
Additions	-	-
Disposals	-	-
Balance at March 31, 2022	2.29	2.29
Balance at April 1, 2022	2.29	2.29
Additions	-	-
Disposals	-	-
Balance at March 31, 2023	2.29	2.29
Accumulated Amortisation and Impairment		
Balance at April 1, 2021	2.03	2.03
Amortisation	0.12	0.12
Balance at March 31, 2022	2.15	2.15
Balance at April 1, 2022	2.15	2.15
Amortisation	0.11	0.11
Balance at March 31, 2023	2.25	2.25
Carrying Amount:		
Balance at March 31, 2022	0.14	0.14
Balance at March 31, 2023	0.04	0.04



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5 Other Assets

Particulars	As at March 31, 2023	As at March 31, 2022
Non-Current		
<u>(Unsecured, Considered Good)</u>		
Tax Deducted at source	44.14	43.89
Sub- Total (a)	44.14	43.89
Current		
Advance for purchase of leasehold rights	1,115.00	1,115.00
Prepaid Expenses	0.35	0.64
Security Deposits - Others	0.29	0.29
Trade Advance -Related Party	12.61	23.02
Sub- Total (b)	1,128.25	1,138.96
Total (a)+ (b)	1,172.39	1,182.85

- 5.1 During the year ended March 31, 2019, the Company had entered into an MoU for purchase of 50% of Leasehold Rights in a lease hold land situated at Village Mire, Taluka Thane and granted advance of Rs.7,00,00,000/-. As per the terms of the said MoU, the Company was required to fulfil certain obligation including but not limited to obtaining consent from slum dwellers to vacate the said land who are presently occupying the said land, obtain consent of lessor for grant of development right / partial assignment of leasehold rights etc.

Further, as per the terms of the said agreement, if the Company failed to fulfil the above obligations within 18 months from the date of the agreement, the deposit amount shall be forfeited by the party.

During the year ended March 31, 2020, the Company has entered into revised MoU with the said party whereby the Company has been granted further extension of 18 months to fulfil its obligations. Also, the aggregate Interest Free Security Deposit payable by the Company is Rs. 25,00,00,000/-. Out of the same, upto the year ended March 31, 2023, the Company has paid Rs.11,15,00,000/-.

The revised timeline has expired during the year and consequently the management has negotiated an extended timeline with the said party. The management is confident that the Company will be able to fulfil the said obligations within the revised negotiated timeline and hence the security deposit is considered good for recovery.

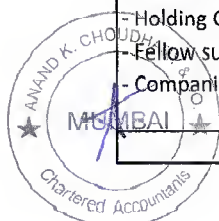
6 Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022
Cash in Hand*	0.00	0.00
Balance with Banks in current account	28.51	530.02
Total	28.51	530.03

* Amount is less than INR 1,000 and hence disclosed as 0.00

7 Loans

Particulars	As at March 31, 2023	As at March 31, 2022
Current		
<u>Loans (repayable on demand) (Refer Note no.7.1)</u>		
- Holding Company	1,685.91	1,793.13
- Fellow subsidiaries / associates	6,195.03	5,693.81
- Companies (related parties) (Refer Note 7.2)	5,153.13	5,153.20
Total	13,034.07	12,640.13



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements

7.1 The entities to whom loans have been granted, have incurred losses during the year and/or have negative net worth as at the year end, but the underlying projects in such entities are in the early stages of real estate development and are expected to achieve adequate profitability on substantial completion and/or the expected profitability from ongoing operations and/or have current market values of certain properties which are in excess of the carrying values. Accordingly, in the opinion of the management, no provision is considered necessary for expected credit losses in respect of loans given to such entities, which are considered good and fully recoverable.

7.2 Loan granted to "Companies" above includes loan granted to Y J Realty and Aviation Private Limited ("YJRAPL") amounting to INR 5,153.13 lakh. YJRAPL has incurred loss / has negative net-worth as per its latest audited financial statements. However, the said loan is considered as good for recovery on account of the following reason:

The Holding Company which holds investments in equity and preference shares in one related party, namely, Marine Drive Hospitality & Realty Private Limited ("MDHRPL"), has valued the said investments in MDHRPL at fair value at Rs. 96,219.85 lakhs. In determining the fair value, the Holding Company has concluded that MDHRPL will be able to settle all its liabilities, which include loans granted by YJRAPL to MDHRPL. In such a scenario, YJRAPL will be able to fulfill all its obligations.

Therefore, even though, YJRAPL has incurred losses and has negative net-worth, the said loan granted by the Company to YJRAPL is considered good for recovery.

8 Assets and Liabilities pertaining to Disposal Group

8.1 During the year ended March 31, 2019, the Company had filed a Scheme of Arrangement u/s 230 to 232 of the Companies Act, 2013 before the Honourable National Company Law Tribunal (NCLT) whereby effective from July 1, 2018, it has proposed to transfer the assets and liabilities pertaining to 'Identified Project Undertaking', being "DB Crown" Project, on a going concern basis as Slump Sale to Kingmaker Developers Private Limited (KDPL) for a consideration of Rs. 10 lakhs. Further, as per the said Scheme of Arrangement, upon achieving certain milestones to be agreed upon, the Company shall be entitled to receive Contingent Consideration from the sale proceeds of the Project Undertaking.

Accordingly, upon approval of the said Scheme by the NCLT, all the assets and liabilities including all the licenses, certificates, permissions, approvals or consents etc. pertaining to the Project Undertaking shall be deemed to transferred to and vested in KDPL w.e.f. July 1, 2018. Further, as per the said Scheme, w.e.f. July 1, 2018 to the date of approval of Scheme by NCLT, the Company shall carry on business activities pertaining to Project Undertaking for and on account of and in trust of KDPL and as per directions and requirements of KDPL.

The impact in the books of accounts of the Company on account of disposal of the Project Undertaking on a Slump Sale basis will be made in the year in which the approval is accorded to the Scheme by NCLT, including the gains, contingent gains and the income-tax thereon.

8.2 Present status of the Scheme filed:

Also, pursuant to the above application, the NCLT passed certain directions vide order dated November 5, 2019. However, the Company could not comply with the said directions under the above order on account of various reasons including COVID-19. The management is proposing to file an application for re-issuance of the above directions. The Company has obtained a legal opinion which confirms that the Company can make such an application for re-issuance of the above directions to the NCLT. The management is hopeful that upon filing of new application, it will secure re-issuance of the directions from NCLT and in due course of time, the Scheme filed by the Company shall be approved by the NCLT.

Accordingly, as required by the Ind AS 105 "Non-current Assets Held for Sale and Discontinued Operations", the Company has continued to classify:

- the assets and liabilities pertaining to the Project Undertaking under "Assets/Liabilities pertaining to Disposal Group" in the Balance Sheet of the Company;
- and all the Income and Expenditure pertaining to the Project Undertaking under "Profit/(Loss) from Discontinued Operations" in the Statement of Profit and Loss of the Company.



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements

8.3 Assets pertaining to Disposal Group

Particulars	As at March 31, 2023	As at March 31, 2022
Trade Receivable	8,444.33	3,693.40
Other Assets	17,680.21	11,030.33
Inventories	1,54,033.11	1,33,784.84
Cash and cash equivalent	1,395.36	2,210.78
Bank Balance other than Cash and Cash Equivalents	1,241.37	64.37
Loans	1,416.40	1,680.77
Capital Work in Progress	2.71	-
Property Plant and Equipments	278.30	325.37
(Profit)/loss for the period from discontinued operations	2,076.13	1,368.61
TOTAL	1,86,567.93	1,54,158.48

8.4 Liabilities pertaining to Disposal Group

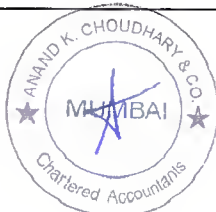
Particulars	As at March 31, 2023	As at March 31, 2022
Short-term Borrowings	12,500.00	12,500.00
Trade Payables	2,807.93	4,651.13
Other Financial liabilities	1,964.03	1,075.42
Other Liabilities	1,61,697.58	1,43,377.44
Long-Term Borrowings	38,810.25	23,810.25
TOTAL	2,17,779.80	1,85,414.24

Trade Receivables

Particulars	As at March 31, 2023	As at March 31, 2022
(Unsecured, Considered good)		
Trade Receivables	8,838.33	4,087.39
Less: Expected Credit Loss allowance	-394.00	-394.00
Total	8,444.33	3,693.40

Other Assets

Particulars	As at March 31, 2023	As at March 31, 2022
Non-Current		
(Unsecured, Considered Good)		
Tax Deducted at source -Rustomjee	1,740.84	1,341.27
Balance with Government Authorities	1,620.89	597.56
Sub- Total (a)	3,361.73	1,938.84
Current		
Trade Advance to Others	9,866.94	5,739.67
Advance Recoverable in cash or in kind or for values to be received	1.66	1.35
Prepaid Expenses	4,198.77	3,098.60
Security Deposits - Others	31.03	31.78
GST/Service Tax and Interest Receivable from Allottees	220.09	220.09
Sub- Total (b)	14,318.49	9,091.49
Total (a)+ (b)	17,680.21	11,030.33



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
Inventories

Particulars	As at March 31, 2023	As at March 31, 2022
(As valued and certified by Management)		
<u>Project Work-in-Progress</u>		
Opening Inventories	1,33,602.45	1,12,993.99
Add:-Project related expenses during the year	19,618.09	20,608.47
sub-total (a)	1,53,220.55	1,33,602.45
Materials at Site	812.56	182.39
sub-total (b)	812.56	182.39
Total (a)+(b)	1,54,033.11112	1,33,784.84

Cash and cash equivalent

Particulars	As at March 31, 2023	As at March 31, 2022
<u>A. Cash and Cash Equivalents</u>		
Cash at Site	0.05	0.52
Balance with Banks in current account	1,395.31	2,210.27
Total	1,395.36	2,210.78

Bank Balance other than Cash and Cash Equivalents

Particulars	As at March 31, 2023	As at March 31, 2022
Fixed Deposit with maturity more than 3 months but less than 12 months	1,241.37	64.37
Total	1,241.37	64.37

Loans

Particulars	As at March 31, 2023	As at March 31, 2022
<u>Current</u>		
(Unsecured, considered good)		
<u>Related parties</u>		
Advance Recoverable in cash or in kind or for values to be received	1,416.40	1,680.77
Total	1,416.40	1,680.77

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Particulars	As at March 31, 2023	As at March 31, 2022
<u>Capital Work-in-Progress</u>	2,71,150.00	-
Total	2,71,150.00	-



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
8.5 Cash flows from Discontinued Operations

Particulars	As at March 31, 2023	As at March 31, 2022
Cash flows from Operating Activities	21.97	24,208.48
Cash flows from Investing Activities	-	-
Cash flows from Financing Activities	11,335.98	1,244.98
TOTAL	11,357.95	25,453.46

- 8.6 The Company, in terms of the agreements entered with the customers for sale of units, the terms whereof do not satisfy the performance obligations over time therefore, the amounts received are carried forward as sales consideration pending recognition (forms part of other liabilities) and the cost attributable to these agreements are carried forward as project work in progress. Further in the opinion of the Company, having regard to the provisions of the Income Tax Act, 1961, it follows completed contract method for recognising the revenue from the project and the profits therefrom. Hence no provision for current tax is required attributable to the said discontinued operations. These opinions framed by the Company do not have any impact on its state of affairs, as the business operations of the disposal undertaking are carried out for and behest of KDPL.



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated
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12 Short-term Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
Inter Corporate Deposit (Unsecured, Repayable on demand, Interest Free)		
From a Related Party	30.56	30.00
Total	30.56	30.00

13 Trade Payables

Particulars	As at March 31, 2023	As at March 31, 2022
Micro and Small Enterprises	-2.00	13.91
Others	156.35	162.33
Others -Related Parties	0.04	21.78
Total	154.40	198.02490

14 Other Financial liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Current		
Staff Dues payable	6.29	8.30
Total	6.29	8.30

15 Other Liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Current		
Statutory Liabilities	19.43	-
Provision for Expenses	13.17	-
Total	32.60	-



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated
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9 Share Capital

9.1 Details of Authorized, Issued, Subscribed and Paid up Share Capital

Particulars	As at March 31, 2023	As at March 31, 2022
Authorized Capital		
5,00,000 Equity Shares of Rs.10/- each	50.00	50.00
1,35,00,000 0.1% Redeemable Cumulative Preference Shares (RCPS) of Rs.10/- each	1,350.00	1,350.00
Total	1,400	1,400.00
Issued, Subscribed and Paid up Equity Share Capital		
10,000 Equity Shares of Rs.10/- each fully paid	1.00	1.00
Total	1.00	1.00

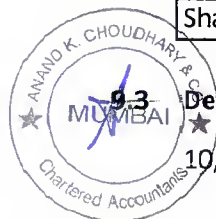
All of the above equity shares carry equal voting rights and there are no restrictions/preferences attached to any of the above share.

9.2 Reconciliation of the outstanding number of equity shares

Particulars	Equity Shares		Equity Shares	
	As at March 31, 2023		As at March 31, 2022	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	10,000	1,00,000	10,000	1,00,000
Addition: Shares Issued during the year	-	-	-	-
Less: Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	1.00	10,000	1.00

9.3 Details of number of equity shares held by the Holding Company

10,000 Equity Shares (Previous year 10,000) are held by D B Realty Limited (and its nominees), the holding company.



9.4 The details of share holders holding more than 5% equity Shares

Name of Shareholder	As at March 31, 2023		As at March 31, 2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
D B Realty Limited and its nominees	10,000 Equity Shares	100%	10,000 Equity Shares	100%

9.5 The details of share holders holding by promoters

Name of Shareholder	No. of shares		% of Total share		% change
	31-03-2023	31-03-2022	31-03-2023	31-03-2022	31-03-2023
D B Realty Limited and its nominees	10,000	10,000	100.00	100.00	-



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated
CIN: U45202MH2009PTC193816

10 Other Equity

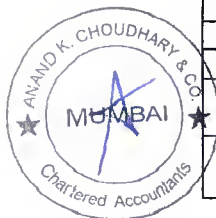
Other equity consist of following:

Particulars	As at March 31, 2023	As at March 31, 2022
a. Equity Component of Compound Financial Instruments		
(i) Investments	415.86	415.86
Add: Additions during the year	-	-
Sub-Total (a)	415.86	415.86
b. (Deficit) in Statement of Profit and Loss		
Opening balance	(18,867.83)	(17,667.43)
Add: (Loss) for the year	(776.74)	(1,539.05)
Less: Transferred to Assets pertaining to Disposal Group (Refer Note no.11)	707.51	338.65
	(18,937.06)	(18,867.83)
Total (a)+(b)	(18,521.20)	(18,451.97)

- 10.1 As per the Scheme of Arrangement ("the Scheme") entered into between the Company and KDPL, the Company conducts the business in fiduciary capacity on behalf of KDPL and accordingly, the profit/loss pertaining to Discontinued Operations also belongs to KDPL. Therefore, Profit/Loss from Discontinued Operations is being reduced from Retained Earnings of the Company and adjusted to assets pertaining to Disposal Group.

11 Long-Term Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
Secured Loan		
Term Loan		
-From Financial Institution - HDFC Limited		
Tranche 1	-	-
Less : Pertaining to Disposal Group	-	-
Tranche 2	-	-
Sub-Total (a)	-	-
Loan From Holding Company (Liability Component of Redeemable Preference Shares)		
Total Outstanding	1,350.00	1,350.00
1,35,00,000 0.1% Redeemable Cumulative Preference Shares (RCPS) of Rs.10/- each fully paid held by holding company.		
The Company may redeem the RCPS any time on or after expiry of 3 years from the date of allotment i.e. 1,500,000 shares on August 1, 2011 and 12,000,000 shares on September 6, 2011 to a maximum up to 20 years in not more than five lots. The RCPS shall carry cumulative preferential dividend @ 0.1% p.a.		
Total Amount of dividend in arrears is as follows:		
Year Ended on	Amount (Rs.)	
As at 31-03-2023	15,63,197	
As at 31-03-2022	14,28,197	
As at 31-03-2021	12,93,197	
As at 31-03-2020	11,58,197	
As at 31-03-2019	10,23,197	
As at 31-03-2018	8,88,197	
As at 31-03-2017	7,53,197	
As at 31-03-2016	6,18,197	
Sub-Total (b)	1,350.00	1,350.00
Total (a)+(b)	1,350.00	1,350.00



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated
CIN: U45202MH2009PTC193816

16 Other Income

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Dividend		
- On Equity Instrument designated as FVTOCI	0.04	2.48
Profit on Sale of Fixed Assets	-	0.07
Sundry Credit balance written off	0.40	-
Total	0.44324	2.55

17 Finance Charges

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest Expenses as per Effective Interest Rate method on financial liabilities at amortised cost.	-	1,102.20
Total	-	1,102.20

18 Other expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Payment to Auditors	8.70	8.26
Bank Charge	0.03	0.02
Travelling and Conveyance Expenses	4.85	6.95
Miscellaneous Office Expenses	2.08	1.89
Interest on delayed payments of Statutory dues	-	1.00
Printing and Stationery	-	0.13
Legal and Professional Fees	46.45	26.91
Total	62.10	45.16

18.1 Breakup of Payment to Auditors

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Audit Fees	5.50	5.50
Other Capacity	2.80	2.76
Tax Audition Fees	0.40	-
Total	8.70	8.26



Real Gem Buildtech Private Limited
Notes Forming Part of Financial Statements

19 Profit / (Loss) from Discontinued Operations (Refer Note No. 9.1)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Income:		
Exchange Gain	2.11	-
Interest Received from Cutomers	9.88	-
Interest Received from Bank	13.74	32.64
Possession Charges	-	-
Income from Discontinued Operation (a)	25.72	32.64
Telephone Expenses	0.67	0.49
Travelling and Conveyance Expenses	-	-
Printing and Stationery	-	-
General Expenses	78.49	101.38
Bank Charge	1.49	2.03
Sales Promotions and Publicity	652.59	267.39
Loss on Sale of Fixed Assets	-	-
Expenses from Discontinued Operation (b)	733.24	371.29
(Loss) from Discontinued Operation (a)-(b)	-707.51	-338.65

20 Earnings per Share

As per Ind AS 33 "Earning Per Share", the company's EPS is as under:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Net Profit/(Loss) from continuing operation (a)	(69.23)	(1,184.71)
Net Profit/(Loss) from discontinuing operation (b)	(707.51)	(338.65)
Total net profit/(loss) from continuing and discontinuing operation (c)=(a)+(b)	(776.74)	(1,523.37)
Weighted average number of equity shares outstanding (d)	10,000.00	10,000.00
Basic and Diluted EPS from continuing operations (e)=(a)/(d)	(69.23)	(1,184.71)
Basic and Diluted EPS from discontinuing operations (f)=(b)/(d)	(707.51)	(338.65)
Total Basic and Diluted EPS from continuing and discontinuing operations (g)=(c)/(d)	-776.74152	(1,523.37)
Face Value per Share	10.00	10.00



21 Contingent Liabilities, Contingent Assets and Capital Commitment:

21.1 Contingent liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
<u>Pertaining to Disposal Group:</u>		
A. Claim against the company not acknowledged as debt (Refer Note 21 (d) below)	49.52	38.57
<u>Not Pertaining to Disposal Group:</u>		
B. Income Tax Demand for AY 2013-14 pending at first appellate level	79.39	79.39
C. Arrears of Dividend payable to Preference Shareholder	15.63	14.28

21.2 Other Commitment :

Particulars	As at March 31, 2023	As at March 31, 2022
Total Security Deposit payable as per Note 6.1	2,500.00	2,500.00
Less: Security Deposit paid till date	(1,115.00)	(1,115.00)
Other Commitment	1,385.00	1,385.00

21.3 The Company is party to various legal proceedings in its normal course of business and does not expect any outcome of these proceedings to have any adverse effect on its financial conditions, results of operations or cash flows. Hence, the same are reflected in contingent liabilities.

22 Going Concern

As explained in note No. 1 and 9.1, during the year ended March 31, 2019, the Company had filed a Scheme of Arrangement u/s 230 to 232 of the Act before the Honourable National Company Law Tribunal ("NCLT") whereby effective from July 1, 2018, it has proposed to transfer its all assets & liabilities pertaining to identified Project Undertaking on going concern basis as slump sale to King Maker Developer Private Limited ("KDPL") for a consideration of Rs.10 lakh (Refer Note No.9.1 of the Financial Statements).

Also, Note No.9.2 explains present status of the said Scheme and uncertainties attached thereto as well as the management estimates and judgements therefor and the management assertions. This could result in significant uncertainty on its ability to meet the obligations and continue as going concern.

However, the management has prepared the Financial Statements as a going concern based on various factors including but not limited to:



- contingent consideration as mentioned in the said Note 21.2 which in the opinion of the management will be significant enough to recoup its losses.
- advances granted for acquisition of leasehold rights shall fructify, and the Company may continue with different projects.
- The Company will be able to recover loans granted to various parties aggregating to Rs.12,640.13 lakh and the cash flow from which can be utilised for other business activities.
- Financial support of the Holding Company.

Accordingly, the Financial Statements are prepared on a going concern basis.

23 The Company is engaged in the business of providing infrastructural facilities and therefore, by virtue of section 186(11)(a) of the Act, read with sub-section (7) of the said section, it is not mandatory to charge interest. Accordingly, it has not charged interest on the loans given to some of the parties.

24 Segment Reporting:

The Company is in the business of real estate development which is the only reportable operating segment. Hence, separate disclosure requirements of Ind AS-108 Operating Segments are not applicable.

25 With respect to continuing operations, there were no transactions/balance with the Struck-off companies for current year as well as previous year.

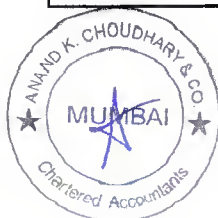
28 Financial Instrument:

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability, and equity instrument are disclosed in note 2 of the Ind AS financial statements.

(a) Financial assets and liabilities

The carrying value of financial instruments by categories (excluding pertaining to Disposal (Group) as at March 31, 2023 is as follows:

Particulars	Note No.	Fair Value through Profit or Loss	Fair Value Through OCI	Ammortise cost	Total Carrying Value
Financial Assets					
Investment	-	-	-	-	-
Cash and cash equivalent	6	-	-	28.51	28.51
Loans	7	-	-	13,034.07	13,034.07
Total		-	-	13,062.58	13,062.58
Financial Liabilities					
Borrowings	12	-	-	1,380.56	1,380.56
Trade payables	13	-	-	154.40	154.40
Other Financial liabilities	14	-	-	6.29	6.29
Total		-	-	1,541.25	1,541.25



The carrying value of financial instruments by categories (excluding pertaining to Disposal (Group) as at March 31, 2022 is as follows:

Particulars	Note No.	Fair Value through Profit or Loss	Fair Value Through OCI	Ammortise cost	Total Carrying Value
Financial Assets					
Investment	0	-	-	-	-
Cash and cash equivalent	6	-	-	530.03	530.03
Loans	7	-	-	12,640.13	12,640.13
Total		-	-	13,170.16	13,170.16
Financial Liabilities					
Borrowings	12	-	-	1,380.00	1,380.00
Trade payables	13	-	-	198.02	198.02
Other Financial liabilities	14	-	-	8.30	8.30
Total		-	-	1,586.33	1,586.33

Carrying amounts of cash and cash equivalents, trade receivables, loans and trade payable as at March 31, 2023 and March 31, 2022 approximate the fair value because of their short term nature. Difference between the carrying amount and fair values of other financial liabilities subsequently measured at amortized cost is not significant in each year presented.

(b) Financial Risk Management:

The Board of Directors reviews the risk management policy from time to time and the said policy aims at enhancing shareholders' value and providing an optimum risk-reward trade off. The risk management approach is based on clear understanding of variety of risk that the organisation faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

A brief description of the various risks which the company is likely to face is as under:

(i) Market Risk:

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market risk comprises three types of risk: interest rate risk, credit and default risk and liquidity risk financial instruments affected by market risk include loans and borrowings, deposits, FVTOCI and FVTPL investments.

The company does not have material Foreign Currency Exchange rate risk.

(a) Interest Risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to the company's long-term debt obligations with floating interest rates.

The company has repaid the loan which was taken from the financial institution. Hence, Interest risk is not applicable for the financial year ended March, 2023.

(b) Credit risk and default risk:

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables, business advances/deposit given) and from its investing activities (primarily loans granted to various parties including related parties).



(c) Liquidity risk:

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans and preference shares. The Company has access to a sufficient variety of sources of funding which includes funding from holding company which is expected to be rolled over in case of any liquidity gap.

(ii) Equity price risk:

The company does not have material investment in equity instruments and hence equity price risk does not affect the company materially.

The company does not have investment in equity instruments and hence equity price risk is not applicable for the financial year ended March , 2023.

29 Capital Management

For the purposes of the company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the company's capital management is to maximise shareholders value. The company manages its capital structure and market adjustments in the light of changes in economic environment and the requirements of the financial covenants.

30 As there is no certainty of future taxable profits, the Company has not recognised Deferred Tax Assets on unabsorbed losses and depreciation.

31 During the year, the Company has temporarily deployed its funds with its related party. The said funds will be recalled as and when the company requires the same for its project.

32 Certain trade Payables, Contractors' Retention Money, Trade Receivables and Mobilisation Advance in the Financial Statements are subject to confirmation.

33 Previous year figures have been regrouped and reclassified wherever necessary to match with current year's classification.



34 Other Amendments with respect to Schedule III

i. Title deeds of Immovable Property not held in name of the Company

The company does not hold any immovable property as on March 31, 2023

ii. Revaluation of Property, Plant and Equipment

There is no revaluation of Property, Plant and Equipment during the year ended March 31, 2023

iii. Loans or Advances in the nature of loans

There are loans and advances in the nature of Loans as on March 31,2023.(Refer to note no 7)

iv. Details of Benami Property held

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

v. Borrowings from banks or financial institutions on the basis of security of current assets

The Company does not have any borrowings from banks or financial institutions on the basis of security of current assets as on March 31, 2023

vi. Wilful Defaulter

The Company has not been declared as wilful defaulter by any bank or financial institution or government or any government authority.

vii. Relationship with Struck off Companies

The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

viii. Registration of charges or satisfaction with Registrar of Companies

The company does not have any charges or satisfaction yet to be registered with the ROC beyond the statutory period as at 31 March, 2023.

ix. Compliance with number of layers of companies

The Company has not made any kind of investment in any other Companies.

x. Compliance with approved Scheme(s) of Arrangements

Refer to Note 8.1 & 8.2

xi. Utilisation of Borrowed funds and share premium

The company has not advanced any funds or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.

The company has not received any funds from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that the company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.

xii. Undisclosed Income

The Company has not recorded any transactions in the books of accounts that has been surrendered or disclosed as income during the period ended March 31, 2023 in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

xiii. Corporate Social Responsibility (CSR)

The provision of Section 135 of the Companies Act 2013 is not applicable to the Company.

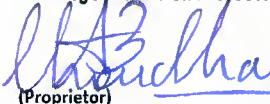
xiv. Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the year ended March 31, 2023

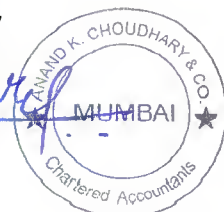
Significant accounting policies and notes on Financial statements 1 to 34

As per our attached report of even date


For Anand K Choudhary & Co
Chartered Accountants
Firm Registration No.: 146936W



(Proprietor)

Membership No.: 166654



Place: Mumbai
Date: 30th May 2023

For and on Behalf of the Board

Rajiv Agarwal
Director
(DIN-00030453)


Nabil Patel
Whole Time Director
(DIN-00298093)

Real Gem Buildtech Private Limited
Notes on Financial Statements for the year ended
All amount are in INR (laks) otherwise stated
CIN: U45202MH2009PTC193816

26 Related Parties Disclosure:

26.1 As per Ind AS-24 'Related Party Disclosure', the disclosure of transactions with the related parties as defined in Ind AS-24 is given below.

Name of the related party	Relationship
DB Realty Limited	Holding Company
MIG Bandra Realtors & Builders Private Limited	Fellow Subsidiary
Turf Estate Joint Venture Private Limited	
YJ Realty & Aviation Private Limited	
Neelkamal Realtors Suburban Private Limited	
Mira Real Estate Developers	
Neelkamal Realtors Tower Private Limited	
Neelkamal Shantinagar Properties Private Limited	
Conwood D B- JV	
DB (BKC) Realtors Private Limited	
DB View Infracon Private Limited	
Goregaon Hotel & Realty Private Limited	
DB Man Realty Private Limited	
Esteem Properties Private Limited	
Saifee Bucket Factory Private Limited	
Shree Shanti Nagar Venture	
Turf Estate Joint Venture Private Limited	
DBS Realty	
Dynamix Realty	Enterprise where individuals i.e. KMP and their relatives have significant influence other than those mentioned earlier
Bamboo Hotels & Global Centre (Delhi) Private Limited	
Neelkamal Realtors & Builders Private Limited	
Pune Buildtech Private Limited	
Neelkamal Realtors & Builders Private Limited	
Marine Drive Hospitality & Realty Private Limited	
Pony Infrastructure & Contractors	
YJ MALL Maintenance Services Private Limited	
BD & P Hotels Private Limited	
K.G.Enterprises	
DB Hi-Sky Constructions Private Limited	Associates of Holding Company



26.2 Transactions with the other related parties

(Rs. In Lakhs)

Particulars	Holding Company	Fellow Subsidiaries	Entities Jointly Controlled by Holding Company	Enterprise where individuals i.e. KMP and their relatives have significant influence other than those mentioned earlier	With Associates of Holding Company
i. Loans accepted					
Opening Balance	1,350.00 (1,350.00)	- (-)	- (-)	30.00 (30.00)	- (-)
Loans taken during the year	- (-)	- (-)	- (-)	- (-)	- (-)
Loans repaid during the year	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	1,350.00 (1,350.00)	- (-)	- (-)	30.00 (30.00)	- (-)
ii. Loans Given					
Opening Balance	6,754.01 (6,838.58)	5,823.13 (5,823.13)	24.81 (24.81)	0.07 (0.00)	- (-)
Loans given during the year	595.00 (0.65)	5,000.00 (-)	- (-)	- (-)	- (-)
Loans repaid during the year	5,555.88 (85.22)	- (-)	1.00 (-)	- (-)	- (-)
Closing Balance	1,793.13 (6,754.01)	10,823.13 (5,823.13)	23.81 (24.81)	0.07 (7,151.00)	- (-)
iii. Trade Payable					
Opening Balance	- (-)	17.04 (16.98)	- (-)	4.75 (4.75)	0.00 (0.00)
Statutory Liabilities paid by the Company on behalf of related parties	- (-)	- (7.11)	- (-)	- (-)	- (-)
Payment received during the year	- (-)	- (7.05)	- (-)	- (-)	0.00 (-)
Closing Balance	- (-)	17.04 (17.04)	- (-)	4.75 (4.75)	- (0.00)



iv. Trade Advance					
Opening Balance	6.72 (6.72)	12.02 (12.02)	3.99 (3.97)	0.54 (-)	- (-)
Advance given during the year	- (-)	- (-)	- (-)	- (0.54)	- (-)
Advance received during the year	- (-)	0.17 (-)	0.09 (-)	- (-)	- (-)
Closing Balance	6.72 (6.72)	11.85 (12.02)	3.90 (3.97)	0.54 (0.54)	- (-)
v. Equity Component of Compound Financial Instruments					
Closing Balance	415.86 (415.86)	- (-)	- (-)	- (-)	- (-)

Figures in brackets denote figures belonging to previous year.



27 Financial Ratios

The following are analytical ratios for the year ended March 31, 2023 and March 31, 2022 which is given only for Continuing operation.

Sr. no.	Particulars	Formula used	Amounts		Variance	Explanation for variance in excess of 25%
			As at March 31, 2023	As at March 31, 2022		
1	Current ratio (in times)	Current assets	14,190.83	14,309.12	4.70%	
		Current liabilities	223.85	236.33		
			6339.37%	6054.76%		
2	Debt equity ratio (in times)	Total debt	1,380.56	1,380.00	(0.33)%	
		Share capital	(18,520.20)	(18,450.97)		
			(7.45)%	(7.48)%		
3	Debts services coverage ratio (in times)	Earning available for debt services	(61.66)	(42.61)	NA	
		Debt services	-	1,102.20		
			NA	(3.87)%		
4	Return on equity (in %)	Net profit after taxes less Preference dividend (including unrecognised)	(1,35,069.23)	(1,36,184.71)	(4.23)%	
		Average equity	(18,485.58)	(17,850.77)		
			730.67%	762.91%		
5	Inventory turnover ratio (in times)	Cost of goods sold or Sales	NA	NA	NA	NA
		Average inventory				
6	Trade receivable turnover ratio (in times)	Net credit sales	NA	NA	NA	NA
		Average accounts receivables				
7	Trade payable turnover ratio (in times)	Net credit purchase	NA	NA	NA	NA
		Average trade payable				
8	Net capital turnover ratio (in times)	Net sales	NA	NA	NA	NA
		Working capital				
9	Net profit ratio (in %)	Net profit (after tax)	NA	NA	NA	Not applicable as the Company does not have revenue from operation.
		Net sales				
10	Return on capital employed (in %)	Earning before interest and taxes	NA	NA	NA	Not applicable as the Company has negative capital employed as at the year-end.
		Average Capital employed				
11	Return on investment (in %)	Income from invested funds	0.04	2.48		
		Average invested funds	-	176.94		
			NA	1.40%	NA	Average invested funds has reduced as the investment in share is disposed off which has resulted in increase in return on investment.

