Agarwal Prakash & Co.
CHARTERED ACCOUNTANTS
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INDEPENDENT AUDITOR'S REPORT

To the Members of Airmid Developers Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Airmid Developers Limited ("the Company"), which comprise the balance sheet as at 31 March 2021, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2021, its profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

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

The Company's Board of Directors is responsible for the other information. Other information does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

AGARWAL PRAKASH & CO.
FRN 005975N
New Delhi
CHARTERED ACCOUNTANTS

Management's Responsibility for the Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The financial statements dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164(2) of the Act.

(f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

  i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2021 – Refer Note 29 to the financial statements.

  ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021.

  iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021.

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(h) With respect to the matter 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, the Company did not pay any remuneration to its Directors during the year.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No.: 005975N

AGARWAL PRAKASH & CO. * CHARTERED ACCOUNTANTS * FRN 005975N New Delhi

Aashish K Verma
Partner
Membership No. 527886
UDIN: 21527886AAAAAL6585

Place: Gurugram
Date: 19 April 2021

Annexure A to the Independent Auditor's Report

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2021, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and intangible assets.

(b) The property, plant and equipment and intangible assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment and intangible assets is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not hold any immovable property (in the nature of property, plant and equipment'). Accordingly, the provisions of clause 3(i)(c) of the Order are not applicable.

(ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification.

(iii) The Company has granted interest free unsecured loans to companies covered in the register maintained under Section 189 of the Act, and with respect to the same:

(a) in our opinion, the terms and conditions of grant of such loans are not, prima facie, prejudicial to the Company's interest.

(b) the schedule of repayment of principal has been stipulated wherein the principal amounts are repayable on demand and since the repayment of such loans has not been demanded, in our opinion, repayment of the principal amount is regular.

(c) there is no overdue amount in respect of loans granted to such companies

(iv) In our opinion, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of loans, investments, guarantees and security.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) To the best of our knowledge and as explained to us, the Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products / services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company.

(vii) (a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

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(b) The dues outstanding in respect of income-tax, sales-tax, service-tax, duty of customs, duty of excise, value added tax and goods and services tax on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (`)	Amount paid under protest (`)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	33,74,301/-	-	Assessment Year 2017-18	CIT (Appeals)

(viii) In our opinion, the Company has not defaulted in repayment of loans or borrowings to any financial institution or debenture-holders during the year. Further, the Company has no loans or borrowings payable to a bank or government during the year.

(ix) As explained to us, no money raised by way of initial public offer or further public offer (including debt instruments) during the year. The Company has not obtained any term loans during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable to the Company.

(x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.

(xi) In our opinion, the provisions of Section 197 of the Act read with Schedule V to the Act are not applicable to the Company as the Company does not pay/provide for any managerial remuneration. Accordingly, the provisions of clause 3(xi) of the Order are not applicable to the Company.

(xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.

(xiii) In our opinion all transactions with the related parties are in compliance with Sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable Ind AS.

(xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.

(xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No.: 005975N

GARWAL PRAKASH & CO. FRN 005975N New Delhi CHARTERED ACCOUNTANTS

Aashish K Verma
Partner
Membership No. 527886
UDIN: 21527886AAAAAL6585

Place: Gurugram
Date: 19 April 2021

Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2021 of even date.

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Airmid Developers Limited ('the Company') as of 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to Financial Statements

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

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

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2021, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No.: 005975N

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Aashish K Verma
Partner
Membership No. 527886
UDIN: 21527886AAAAAL6585

Place: Gurugram
Date: 19 April 2021

AIRMID DEVELOPERS LIMITED

All amount in ₹ hundred, unless otherwise stated

Balance Sheet as at	Note	31 March 2021	31 March 2020
I. ASSETS			
Non-current assets			
(a) Property, plant and equipment	6	-	9.95
(b) Financial Assets			
Other financial assets	7	165,325.30	1,000.00
(c) Non-current tax assets, net	8	22,933.71	21,193.98
(d) Other non-current assets	9A	1,268.96	889.54
		189,527.97	**23,093.47**
Current assets			
(a) Inventories	10	27,692,581.96	27,509,348.18
(b) Financial assets			
Cash and cash equivalents	11	2,511.80	1,725.57
Other bank balances	12	401,933.83	363,088.81
Loans	13	9,816,202.00	9,815,982.00
(c) Other current assets	9B	2,276.20	5,699.72
		37,915,505.79	**37,695,844.28**
Total of Assets		**38,105,033.76**	**37,718,937.75**
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	14A	9,803.90	9,803.90
(b) Instruments entirely equity in nature	14B	12,105,000.00	12,105,000.00
(c) Other equity	14C	1,458,358.99	1,452,818.38
		13,573,162.89	**13,567,622.28**
Liabilities			
Current liabilities			
(a) Financial liabilities			
Borrowings	15	24,424,700.00	24,143,700.00
Trade payables	16		
-total outstanding dues of micro enterprises and small enterprises; and		4,814.16	-
-total outstanding dues of creditors other than micro enterprises and small enterprises		1,596.35	6,237.73
Other financial liabilities	17	653.56	1,245.78
(b) Other current liabilities	18	100,106.80	131.96
		24,531,870.87	**24,151,315.47**
Total of Equity and Liabilities		**38,105,033.76**	**37,718,937.75**
Summary of significant accounting policies	5		

The accompanying notes are integral part of the financial statements

This is the balance sheet referred to in our report of even date.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS
FRN 005975N
New Delhi

Aashish K Verma
Partner

Place: Gurugram
Date: 19 April 2021

For and on behalf of the Board of Directors

Ram Gopal
Whole Time Director
[DIN: 01754024]

Sanjeev Kumar
Director
[DIN: 07103786]

Ravi Telkar
Company Secretary

Anil Mittal
Chief Financial Officer

AIRMID DEVELOPERS LIMITED

All amount in ₹ hundred, unless otherwise stated

Statement of profit and loss for the	Note	Year ended 31 March 2021		Year ended 31 March 2020	
Revenue					
Other income	19		23,070.78		26,553.68
Total of Revenue			**23,070.78**		**26,553.68**
Expenses					
Cost of revenue	20				
Cost of materials consumed		183,233.78		(473,221.82)	
Decrease/(Increase) in real estate project under development		(183,233.78)	-	473,221.82	-
Finance costs	21		16,450.47		12.11
Depreciation and amortisation expense	6		4.36		10.40
Other expenses	22		1,075.34		6,894.91
Total of Expense			**17,530.17**		**6,917.42**
Profit/(loss) before tax			**5,540.61**		**19,636.26**
Tax expense	23				
Current tax			-		123.88
Deferred tax charge/(credit)			-		-
Profit/(loss) after tax			**5,540.61**		**19,512.38**
Other comprehensive income					
A (i) Items that will not be reclassified to profit or loss			-		-
(ii) Income tax relating to items that will not be reclassified to profit or loss			-		-
B (i) Items that will be reclassified to profit or loss			-		-
(ii) Income tax relating to items that will be reclassified to profit or loss			-		-
Total other comprehensive income net of tax			-		-
Total comprehensive income for the year			**5,540.61**		**19,512.38**
Earnings per equity share	24				
Equity share of par value ₹ 10/- each					
Basic (₹)			5.65		19.90
Diluted (₹)			0.29		1.03
Summary of significant accounting policies	5				

The accompanying notes are integral part of the financial statements

This is the statement of profit and loss referred to in our report of even date

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

Agarwal Prakash & Co. Chartered Accountants FRN 005975N New Delhi

Aashish K Sharma
Partner

Place: Gurugram
Date: 19 April 2021

For and on behalf of the Board of Directors

Ram Gopal
Whole Time Director
[DIN: 01754024]

Sanjeev Kumar
Director
[DIN: 07103786]

Ravi Telkar
Company Secretary

Anil Mittal
Chief Financial Officer

AIRMID DEVELOPERS LIMITED

All amount in ₹ hundred, unless otherwise stated

Statement of Cash Flows for the	Year ended 31 March 2021	Year ended 31 March 2020
A. Cash flow from operating activities:		
Profit before income tax for the year	5,540.61	19,636.26
Adjustments to reconcile net profit/(loss) to net cash provided by operating activities:		
Depreciation and amortisation expense	4.36	10.40
Interest expenses on optionally convertible debentures	12.11	12.11
Interest expenses on inter-corporate deposit	16,438.36	-
Interest income on fixed deposit	(23,070.78)	(26,061.46)
Loss on Property, plant and equipment written off	5.59	-
Operating loss before working capital changes and other adjustments	**(1,069.75)**	**(6,402.69)**
Change in operating assets and liabilities		
- Decrease in loans, other financial assets and other assets	2,824.10	221,648.93
- (Increase) /decrease in inventories	(183,233.78)	473,221.82
- Increase in trade payables	172.78	873.49
- Increase in other financial liabilities and other liabilities	99,382.62	671.26
Cash (used in) / generated from operating activities	**(81,924.03)**	**690,012.81**
Income tax refund received, net	(1,739.73)	23,201.60
Net cash (used in) /generated from operating activities	**(83,663.76)**	**713,214.41**
B. Cash flow from investing activities:		
Movement in fixed deposits, net	(202,581.25)	-
Interest received on fixed deposits	22,481.71	26,276.28
Net cash (used in) /generated from investing activities	**(180,099.54)**	**26,276.28**
C. Cash flow from financing activities: *(Refer note- 31)*		
Interest paid on optionally convertible debentures	(12.11)	(12.11)
Interest paid on inter-corporate deposit	(16,438.36)	-
Repayment of inter-corporate borrowings	(40,107,000.00)	(758,100.00)
Proceeds from inter-corporate borrowings	40,388,000.00	17,300.00
Net cash (used in)/generated from financing activities	**264,549.53**	**(740,812.11)**
D. Increase/(decrease) in cash and cash equivalents, net (A+B+C)	**786.23**	**(1,321.42)**
E. Cash and cash equivalents at the beginning of the year	1,725.57	3,046.99
F. Cash and cash equivalents at the end of the year (D+E)	**2,511.80**	**1,725.57**
G. Reconciliation of cash and cash equivalents as per cash flow statement		
Cash and cash equivalents includes		
Cash on hand	-	-
Balances with scheduled banks		
- In current accounts	2,511.80	1,725.57
	2,511.80	**1,725.57**

The accompanying notes are integral part of the financial statements

This is the statement of cash flows referred to in our report of even date

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

FRN 005975N New Delhi AGARWAL PRAKASH & CO. CHARTERED ACCOUNTANTS

Aashish K Varma
Partner

For and on behalf of the Board of Directors

Ram Gopal
Whole Time Director
[DIN: 01754024]

Sanjeev Kumar
Director
[DIN: 07103786]

Ravi Telkar
Company Secretary

Anil Mittal
Chief Financial Officer

Place: Gurugram
Date: 19 April 2021

AIRMID DEVELOPERS LIMITED

Statement of Changes in Equity as at 31 March 2021

All amount in ₹ hundred, unless otherwise stated

(A) Equity share capital*

Particulars	Opening balance as at 01 April 2019	Issue of equity share capital during the year	Balance as at 31 March 2020	Issue of equity share capital during the year	Balance as at 31 March 2021
Equity share capital	9,803.90	-	9,803.90	-	9,803.90

(B) Preference shares**

Particulars	Opening balance as at 01 April 2019	Issue of preference share capital during the year	Balance as at 31 March 2020	Issue of preference share capital during the year	Balance as at 31 March 2021
Compulsorily convertible preference shares	5,926,640.00	-	5,926,640.00	-	5,926,640.00

(C) Instruments entirely equity in nature - optionally convertible debentures***

Particulars	Opening balance as at 01 April 2019	Movement during the year	Balance as at 31 March 2020	Movement during the year	Balance as at 31 March 2021
Optionally convertible debentures	-	12,105,000.00	12,105,000.00	-	12,105,000.00

(D) Other equity

Particulars	Reserves and surplus	Other Comprehensive Income	Total
	Retained earnings		
Opening balance as at 01 April 2019	**(4,493,334.00)**	-	**(4,493,334.00)**
Profit for the year	19,512.38	-	**19,512.38**
Other comprehensive income	-	-	-
Balance as at 31 March 2020	**(4,473,821.62)**	-	**(4,473,821.62)**
Profit for the year	5,540.61	-	**5,540.61**
Other comprehensive income	-	-	-
Balance as at 31 March 2021	**(4,468,281.01)**	-	**(4,468,281.01)**

**Refer Note - 14A for details*
***Refer Note - 14B for details*
****Refer Note - 14C for details*

The accompanying notes are integral part of the financial statements

This is the statement of changes in equity referred to in our report of even date.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Aashish K Vohra
Partner

Place: Gurugram
Date: 19 April 2021

For and on behalf of the Board of Directors

Ram Gopal
Whole Time Director
[DIN: 01754024]

Sanjeev Kumar
Director
[DIN: 07103786]

Ravi Telkar
Company Secretary

Anil Mittal
Chief Financial Officer

1. Nature of principal activities

Airmid Developers Limited ("the Company") was incorporated on 08 October 2007. The Company is engaged in development of real estate projects. The Company is domiciled in India and its registered office is situated at M-62 and 63, First Floor, Connaught Place, New Delhi – 110001.

2. General information and statement of compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 ('the Act') - read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')),as amended and other relevant provisions of the Act.

The Company has uniformly applied the accounting policies during the periods presented except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 19 April 2021. The revisions to the financial statements are permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

Recent accounting pronouncement
MCA vide notification dated 24 March 2021, makes certain amendments related to disclosure requirements in Schedule III of the Companies Act, 2013 which will be effective for financial year starting 1 April 2021.

3. Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measure at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

4. Estimation of impact on financials results relating to the global health pandemic from covid-19 (covid-19):

The pandemic of Corona Virus (COVID-19) has caused unprecedented havoc to the economic activity all around the Globe. The complete lock down announced on 24 March 2020 by the Government of India brought the wheels of economic activity to a grinding halt. The operations are slowly and gradually resuming and expected to reach pre – COVID 19 level in due course of time. The Company is continuously and closely observing the unfolding situation and will continue to do so. The Company has considered the possible impact of COVID-19 in preparing the financial results including the recoverable value of its assets and its liquidity position based on internal and external information up to the date of approval of these financial results.

5. Summary of significant accounting policies

The financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These were used throughout all periods presented in the financial statements.

5.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

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5.2 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below.

Revenue from real estate properties advisory and management services
Income arising from real estate properties advisory services is recognised in the period in which the services are being rendered. The Company considers the terms of the contract and its customary business practices to determine the transaction price. The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

Profit on sale of investment with underlying business
Profit on sale of investments of entities in the real estate business is recognised in the year in such investments are sold after adjusting the consideration received with carrying value of investment. The said profit is recognised as part of other operating income as in substance, such sale reflects the sale of real estate business.

Dividend income
Dividend income is recognised at the time when right to receive the payment is established, which is generally when the shareholders approve the dividend.

Interest income
Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Gain on amortised cost financial assets
Gain on de-recognition of amortised cost financial assets is recognised in the year when the entire payment is received against the outstanding balance of amortised cost financial assets.

5.3 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

5.4 Property, plant and equipment (PPE)

Recognition and initial measurement
Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)
Depreciation on property, plant and equipment is provided on the straight-line method, computed on the basis of useful lives (as set out below) prescribed in Schedule II to the Companies Act, 2013.

Asset class	Useful life
Building – temporary structure	1 years
Office equipment	5 years
Computers	3 years
Furniture and fixtures	10 years

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The residual values, useful lives and method of depreciation of are reviewed at the end of each financial year.

De-recognition
An item of property, plant and equipment initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in statement of profit and loss when the asset is derecognised.

5.5 Intangible assets

Recognition and initial measurement
Intangible assets (softwares) are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortisation)
The cost of capitalized software is amortized over a period four years from the date of its acquisition.

5.6 Foreign currency

Functional and presentation currency
The financial statements are presented in Indian Rupee ('INR' or ₹) which is also the functional and presentation currency of the Company.

Transactions and balances
Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

5.7 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

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FRN 005975N
New Delhi

5.8 Financial instruments

Non-derivative financial assets

Recognition and initial measurement
All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

i. **Debt instruments at amortised cost** – A 'debt instrument' 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.

ii. **Equity investments** – All equity investments in scope of 'Ind AS 109 Financial Instruments' ('Ind AS 109') are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL).

iii. **Mutual funds** – All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets
A financial asset is primarily de-recognised 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.

Non-derivative financial liabilities

Recognition and initial measurement
All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement
Subsequent to initial recognition, financial liabilities are measured at amortised cost using the effective interest method.

De-recognition of financial liabilities
A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

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FRN 005975N
New Delhi

Derivatives

The Company has entered into certain forward (derivative) contracts to hedge risks. These derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period. Any profit or loss arising on cancellation or renewal of such derivative contract is recognised as income or as expense for the period.

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 the assets and settle the liabilities simultaneously.

5.9 Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Company factors historical trends and forward looking information to assess expected credit losses associated with its assets and impairment methodology applied depends on whether there has been a significant increase in credit risk.

Trade receivables
In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets
In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

5.10 Inventories

Land other than that transferred to real estate projects under development is valued at lower of cost or net realizable value.

Real estate project under development includes cost of land under development, internal and external development costs, construction costs, and development/construction materials, borrowing costs and related overhead costs and is valued at lower of cost or net realizable value.

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

5.11 Income taxes

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside statement of profit and loss is recognised in the statement in which the relevant item is recognised.

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Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealised tax losses are recognised to the extent that it is probable that the underlying tax loss will be utilised against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. 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 statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or in equity).

5.12 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

5.13 Provisions, contingent liabilities and contingent assets

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:
- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

5.14 Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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

5.15 Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

AGARWAL PRAKASH & CO.
FRN 005975N
New Delhi
CHARTERED ACCOUNTANTS

Significant management judgements

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However the actual future outcome may be different from this judgement.

Significant estimates

Revenue and inventories – Ind AS 115 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. This requires forecasts to be made of total budgeted cost with the outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims (compensation, rebates etc.) and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information. Ind AS 115 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract.

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

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

AGARWAL PRAKASH & CO.
FRN 005975N
New Delhi
CHARTERED ACCOUNTANTS

All amount in ₹ hundred, unless otherwise stated

Note - 6

Property, plant and equipment

Details of the company's property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting period is as follows:

Particulars	Tangible assets			
	Building temporary structures	Computers	Furniture and fixtures	Total of tangible assets
Gross carrying amount				
Opening balance as at 01 April 2019	10,710.00	828.45	140.25	**11,678.70**
Additions during the year	-	-	-	-
Disposals/assets written off	-	-	-	-
As at 31 March 2020	**10,710.00**	**828.45**	**140.25**	**11,678.70**
Additions during the year	-	-	-	-
Disposals/assets written off	10,710.00	828.45	140.25	**11,678.70**
As at 31 March 2021	-	-	-	-
Accumulated depreciation/amortisation				
Opening balance as at 01 April 2019	10,710.00	828.45	119.90	**11,658.35**
Charge for the year	-	-	10.40	10.40
Adjustments for disposals	-	-	-	-
Balance as at 31 March 2020	**10,710.00**	**828.45**	**130.30**	**11,668.75**
Charge for the year	-	-	4.36	4.36
Adjustments for disposals	10,710.00	828.45	134.66	11,673.11
As at 31 March 2021	-	-	-	-
Net carrying amount				
As at 31 March 2020	-	-	**9.95**	**9.95**
As at 31 March 2021	-	-	-	-

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★
FRN 005975N
New Delhi

AIRMID DEVELOPERS LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

All amount in ₹ hundred, unless otherwise stated

			As at 31 March 2021		As at 31 March 2020
	Note - 7				
	Other financial assets - non-current				
	Bank deposits with maturity of more than 12 months *(refere note 12)*		165,325.30		1,000.00
			165,325.30		**1,000.00**
	Note - 8				
	Non-current tax assets, net				
	Advance income tax, including tax deducted at source		22,933.71		21,193.98
			22,933.71		**21,193.98**
	Note - 9				
A	**Other non-current assets**				
	(Unsecured, considered good)				
	Prepaid expenses		1,268.96		889.54
			1,268.96		**889.54**
B	**Other current assets**				
	(Unsecured, considered good)				
	Prepaid expenses		2,276.20		5,699.72
	(Doubtful)				
	Balances with statutory authorities	193,656.21		193,656.21	
	Less: Provision for Input Receivable	(193,656.21)	-	(193,656.21)	-
			2,276.20		**5,699.72**
	Note - 10				
	Inventories				
	Real estate project under development (at cost)*				
	Land		6,456,754.40		6,456,754.40
	License and other regulatory fees		14,834,090.34		14,834,090.33
	Cost of materials, construction cost and other overheads		6,401,737.22		6,218,503.45
			27,692,581.96		27,509,348.18
	Less: cost of revenue recognized till date		-		-
			27,692,581.96		**27,509,348.18**

*During the year ended 31 March 2021 the company has inventorised finance cost of ₹ 5,996.99 hundred (31 March 2020: ₹ 6,042.74 hundred).

	As at 31 March 2021	As at 31 March 2020
Note - 11		
Cash and cash equivalents		
Cash on hand	-	-
Balances with banks		
In current accounts	2,511.80	1,725.57
	2,511.80	**1,725.57**
Note - 12		
Other bank balances		
Bank deposits*		
With original maturity of more than three months and upto twelve months	398,443.75	360,187.80
With original maturity of more than twelve months	165,325.30	1,000.00
	563,769.05	361,187.80
Less: Non-current bank balances in fixed deposit accounts	165,325.30	1,000.00
	398,443.75	360,187.80
Interest accrued on bank deposits	3,490.08	2,901.01
	401,933.83	**363,088.81**

*Fixed deposits with banks of ₹ 562,769.05 hundred (31 March 2020: ₹ 360,187.80 hundred) are pledged for guarantees provided by the bank and ₹ 1,000.00 hundred (31 March 2020: ₹ 1,000.00 hundred) are earnmarked for VAT & CST registration.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2021	As at 31 March 2020
Note -13		
Loans- current*		
Loans and advance to related party		
Considered good- unsecured	9,816,202.00	9,815,982.00
	9,816,202.00	**9,815,982.00**

* The Compnay does not have any loans which are either crdit impaired of where there is significant increase in credit risk

Note - 14

A Equity share capital

	31 March 2021 Number	31 March 2021 Amount	31 March 2020 Number	31 March 2020 Amount
i Authorised				
Equity share capital of face value of ₹ 10 each	1,000,000	100,000.00	1,000,000	100,000.00
	1,000,000	**100,000.00**	**1,000,000**	**100,000.00**
ii Issued, subscribed and fully paid up				
Equity share capital of face value of ₹ 10 each fully paid up	98,039	9,803.90	98,039	9,803.90
	98,039	**9,803.90**	**98,039**	**9,803.90**

iii Reconciliation of number and amount of shares outstanding at the beginning and at the end of the year

	31 March 2021 Number	31 March 2021 Amount	31 March 2020 Number	31 March 2020 Amount
Equity shares				
Balance at the beginning of the year	98,039	9,803.90	98,039	9,803.90
Add: Issued during the year	-	-	-	-
Less: Redemeed during the year	-	-	-	-
Balance at the end of the year	**98,039**	**9,803.90**	**98,039**	**9,803.90**

iv Rights, preferences and restrictions attached to equity shares

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares particiapte only to the extent of the face value of the shares.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2021	As at 31 March 2020

v Details of shareholder holding more than 5% share capital

Name of the equity shareholder	Number of shares	Number of shares
Indiabulls Real Estate Limited (including nominee shares)	98,039	98,039

vi Company does not have any shares issued for consideration other than cash during the immediately preceding five years. Company did not buy back any shares during immediately preceding five years.

B Compusorily convertible preference shares

i Authorised	Number	Amount	Number	Amount
Preference shares of face value of ₹ 1,000 each	600,000	6,000,000.00	600,000	6,000,000.00
	600,000	**6,000,000.00**	**600,000**	**6,000,000.00**
ii Issued, subscribed and fully paid up				
Compulsorily convertible Preference shares of face value of ₹ 1,000 each fully paid up	592,664	5,926,640.00	592,664	5,926,640.00
	592,664	**5,926,640.00**	**592,664**	**5,926,640.00**

iii Reconciliation of number and amount of shares outstanding at the beginning and at the end of the year

Preference shares				
Balance at the beginning of the year	592,664	5,926,640.00	592,664	5,926,640.00
Add: Issued during the year	-	-	-	-
Less: Redemeed during the year	-	-	-	-
Balance at the end of the year	**592,664**	**5,926,640.00**	**592,664**	**5,926,640.00**

iv Rights, preferences and restrictions attached to preference shares

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares particiapte only to the extent of the face value of the shares.

v During the financial year ended 31 March 2014, the holding Company has entered into an agreement dated 16 August 2013 with FIM Limited, pursuant to which holding Company has purchased 48,039 equity shares of face value of ₹ 10 each and 592,664 compulsorily convertible cumulative preference shares of face value of ₹ 1,000 each fully paid which are convertible on 30 November 2014 from FIM Limited. Pursuant to which Indiabulls Real Estate Limited holds 100% of issued share capital of the Company. Further via board resolution dated 30 November 2014 term of these preference share had extended uptil 30 November 2018. The term further extended till 23 March 2028 via board resolution dated 18 October 2018.

vi Details of shareholder holding more than 5% share capital

Name of the preference shareholder	Number of shares	Number of shares
Indiabulls Real Estate Limited	592,664	592,664

vii Company does not have any shares issued for consideration other than cash during the immediately preceding five years. Company did not buy back any shares during immediately preceding five years.

C Optionally convertible debentures ('OCD')

0.0001% Optionally convertible debentures of face value of ₹ 1,000 each fully paid up	1,210,500	12,105,000.00	1,210,500	12,105,000.00
	1,210,500	**12,105,000.00**	1,210,500	12,105,000

During the financial year ended 31 March 2014, the holding Company has entered into an agreement dated 16 August 2013 with Saddle Rock Holdings Limited, pursuant to which holding Company has purchased 1,210,500 debentures of the Company from Saddle Rock Holdings Limited. Further vide board resolution dated 28 March 2014 these debentures were converted from compulsorily convertible debentures into optionally convertible debentures and are convertible into equity shares of ₹10 each or redeemable at par on or before 30 November 2018. Further vide board resolution dated 13 March 2015, conversion & redemption terms of 1,210,500 debentures of face value ₹1,000 each, have been modified. These optionally convertible debentures were convertible into equity shares of ₹ 10 each at fair value at the time of conversion or redeemable at par any time, at the option of debenture holder/ issuer, on or before the expiry of the term. The term further extended till 30 November 2024 via board resolution dated 18 October 2018.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2021	As at 31 March 2020

During the current financial year 2019-20 in the meeting of board of director held on 10 March 2020 with the consent of debenture holder, the terms of Optionally Convertible Debentures (OCD) have been changed with effective from 10 March 2020. As per the revised terms, OCD are Convertible or redeemable at the option of issuer, on or before the expiry of the term. OCD are convertible in the ratio of one equity share for each OCD. OCD are held by the Holding Company namely Indiabulls Real Estate Limited and its nominees.

Note - 15
Borrowings - current
Unsecured loans:

Loans and advances from related parties	24,424,700.00	24,143,700.00
	24,424,700.00	**24,143,700.00**

Note - 16
Trade payables - current

Due to micro and small enterprises*	4,814.16	-
Due to others	99.00	4,525.70
Retention money	1,497.35	1,712.03
	6,410.51	**6,237.73**

*Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at

S. No.	Particulars	31 March 2021	31 March 2020
i)	the principal amount remaining unpaid to any supplier as at the end of each accounting year;	4,814.16	Nil
ii)	and the interest due thereon	Nil	Nil
iii)	the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iv)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
v)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
vi)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23. .	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

Note -17
Other financial liabilities - current

Expenses payable		
Related party	0.75	-
Others	652.81	1,245.78
	653.56	**1,245.78**

Note - 18
Other current liabilities

Payable to statutory authorities	106.80	131.96
Advance for land- others	100,000.00	-
	100,106.80	**131.96**

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

	For the year ended 31 March 2021	For the year ended 31 March 2020
Note - 19		
Other income		
Interest income on fixed deposits	23,070.78	26,061.46
Interest income on income tax refund	-	492.20
Miscellaneous income	-	0.02
	23,070.78	**26,553.68**
Note - 20		
Cost of revenue		
Cost incurred during the year	183,233.78	(473,221.82)
(Increase)/decrease in real estate project under development		
Opening stock	27,509,348.18	27,982,570.00
Closing stock	(27,692,581.96)	(27,509,348.18)
	-	-
Note - 21		
Finance costs		
Interest on optionally convertible debentures	12.11	12.11
Interest on inter-corporate deposits	16,438.36	-
	16,450.47	**12.11**
Note - 22		
Other expenses		
Bank charges	98.79	21.11
Auditor's remuneration - as auditor *(refer note (i) below)*	295.00	2,450.00
Legal and professional charges	615.60	3,645.60
Rates and taxes	60.36	705.34
Loss on Property, plant and equipment written off	5.59	-
Traveling and conveyance expenses	-	37.15
Miscellaneous expenses	-	35.71
	1,075.34	**6,894.91**
(i) Details of Auditor's remuneration		
Auditor's remuneration		
Audit fee	295.00	2,450.00
	295.00	**2,450.00**
Note - 23		
Income tax		
Tax expense comprises of:		
Current tax	-	123.88
Deferred tax charge/(credit)	-	-
Income tax expense reported in the statement of profit and loss	-	**123.88**

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% and the reported tax expense in profit and loss are as follows:

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

	For the year ended 31 March 2021	For the year ended 31 March 2020
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit / (loss) before tax from continuing operations	5,540.61	19,636.26
Accounting profit/(loss) before income tax	**5,540.61**	**19,636.26**
At India's statutory income tax rate	25.168%	25.168%
Computed expected tax expense	1,394.46	4,942.06
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Tax impact of brought forward losses setup against taxable income	(1,390.44)	(4,813.32)
Others	(4.02)	(4.86)
Income tax expense	-	**123.88**

Deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and tax loss carry forward can be utilised. The unabsorbed business losses amount to ₹ 1,591,768.24 hundred and unabsorbed depreciation amount to ₹ 131.77 hundred on which no deferred tax assets is recognised .

The company has unabsorbed business losses amounting to ₹ 1,591,768.24 hundred (31 March 2020: ₹ 1,981,577.25 hundred) that are available for offsetting for a maximum period of eight years from the incurrence of loss & company has unabsorbed depreciation amounting to ₹ 131.77 hundred (31 March 2020: ₹ 131.77 hundred). The company has not created deferred tax assets on these unabsorbed losses & unabsorbed depreciation considering uncertainty involved around future business income.

Note - 24

Earnings per share (EPS)

The Company's Earnings per Share ("EPS") is determined based on the net profit attributable to the shareholders. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options , except where the result would be anti-dilutive.

The following reflects the income and share data used in the basic and diluted EPS computations:

	31 March 2021	31 March 2020
Profit/(Loss) attributable to equity holders	5,540.61	19,512.38
Less: Dividend on preference shares including corporate dividend tax	-	-
Profit/(Loss) attributable to equity holders for basic earnings	5,540.61	19,512.38
Add: Preference dividend including corporate dividend tax	-	-
Add: Interest on convertible debentures	12.11	12.11
Profit/(Loss) attributable to equity holders adjusted for the effect of dilution	**5,552.72**	**19,524.49**
Weighted average number of equity shares for basic EPS	**98,039**	**98,039**
Effect of dilution:		
Optionally convertible debentures	1,210,500	1,210,500
Convertible preference shares	592,664	592,664
Weighted average number of equity shares adjusted for the effect of dilution	**1,901,203**	**1,901,203**
Earnings per equity share		
(1) Basic (₹)	5.65	19.90
(2) Diluted (₹)	0.29	1.03

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Note - 25

A) Financial Instruments by category

For amortised cost instruments, carrying value represents the best estimate of fair value.

	31 March 2021			31 March 2020		
	FVTPL (See note 1 below)	**FVOCI (See note 2 below)**	**Amortised cost**	**FVTPL (See note 1 below)**	**FVOCI (See note 2 below)**	**Amortised cost**
Financial assets						
Loans	-	-	9,816,202.00	-	-	9,815,982.00
Cash and cash equivalents	-	-	2,511.80	-	-	1,725.57
Other bank balances	-	-	401,933.83	-	-	363,088.81
Other financial assets	-	-	165,325.30	-	-	1,000.00
Total financial assets	**-**	**-**	**10,385,972.93**	**-**	**-**	**10,181,796.38**

Notes

1. These financial assets are mandatorily measured at fair value through profit and loss.
2. These financial assets represent investments in equity instruments designated as such upon initial recognition.

	31 March 2021			31 March 2020		
	FVTPL	**FVOCI**	**Amortised cost**	**FVTPL**	**FVOCI**	**Amortised cost**
Financial liabilities						
Borrowings (including interest accrued)	-	-	24,424,700.00	-	-	24,143,700.00
Trade payables	-	-	6,410.51	-	-	6,237.73
Other financial liabilities	-	-	-	-	-	-
Total financial liabilities	**-**	**-**	**24,431,110.51**	**-**	**-**	**24,149,937.73**

B) Fair value measurements

(i) Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data rely as little as possible on entity specific estimates.

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

Companies does not have any financial assets and financial liabilities that are required to be measured at fair value so no analysis has been shown for fair value measurements.

(ii) Financial instruments measured at amortised cost

Financial instruments measured at amortised cost for which the carrying value is the fair value.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

Note - 26

Financial risk management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for establishment and oversight of Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and related impact in the financial statements.

(A) Credit risk

Credit risk refers to the risk default on its obligation by the counterparty resulting in a financials loss. Maximum exposure to credit risk primarily comes from trade receivables. Credit risk on cash and cash equivalents is limited as we generally invest in deposits with banks and financials institutions with high credit rating assigned by international and domestic credit rating agencies.

Company does not have any trade receivables as on reporting date.

Credit risk management

The finance function of the Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Entity classifies its financial assets into the following categories based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk
B: Moderate credit risk
C: High credit risk

Assets under credit risk –

Credit rating	Particulars	31 March 2021	31 March 2020
A	Cash and cash equivalents	2,511.80	1,725.57
A	Other bank balances	401,933.83	363,088.81
A	Loans	9,816,202.00	9,815,982.00
A	Other financial assets	165,325.30	1,000.00

The risk parameters are same for all financial assets for all period presented. The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period. In general, definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on lifetime expected credit loss mechanism for loans, deposits and other investments .

As at 31 March 2021

Particulars	Estimated gross	Expected credit	Carrying amount net of
Cash and cash equivalents	2,511.80	-	2,511.80
Other bank balances	401,933.83	-	401,933.83
Loans	9,816,202.00	-	9,816,202.00
Other financial assets	165,325.30	-	165,325.30

As at 31 March 2020

Particulars	Estimated gross	Expected credit	Carrying amount net of
Cash and cash equivalents	1,725.57	-	1,725.57
Other bank balances	363,088.81	-	363,088.81
Loans	9,815,982.00	-	9,815,982.00
Other financial assets	1,000.00	-	1,000.00

Expected credit loss for trade receivables under simplified approach

Company does not have any trade receivables.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★
FRN 005975N
New Delhi

All amount in ₹ hundred, unless otherwise stated

(B) Liquidity risk

The Company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The Company has no outstanding bank borrowings. The Company believes that the working capital is sufficient to meet its current requirements. Company also have an option to arrange funds by taking loans and borrowing from Holding Company/ Fellow Subsidiary Company. Accordingly no liquidity risk is being perceived.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is insignificant.

31 March 2021	**Less than 1 year**	**Between 1 and 2 years**	**Between 2 and 3 years**	**Between 3 and 4 years**	**More than 4 years**	**Total**
Non-derivatives						
Borrowings	24,424,700.00	-	-	-	-	**24,424,700.00**
Trade payables	6,410.51	-	-	-	-	**6,410.51**
Other financial liabilities	653.56	-	-	-	-	**653.56**
Total	**24,431,764.07**	**-**	**-**	**-**	**-**	**24,431,764.07**

31 March 2020	**Less than 1 year**	**Between 1 and 2 years**	**Between 2 and 3 years**	**Between 3 and 4 years**	**More than 4 years**	**Total**
Non-derivatives						
Borrowings	24,143,700.00	-	-	-	-	**24,143,700.00**
Trade payables	6,237.73	-	-	-	-	**6,237.73**
Other financial liabilities	1,245.78	-	-	-	-	**1,245.78**
Total	**24,151,183.51**	**-**	**-**	**-**	**-**	**24,151,183.51**

(C) Market risk

Foreign exchange risk

Company does not have any foreign currency risks and therefore sensitivity analysis has not been shown.

Interest rate risk

Company does not have any interest rate risks and therefore sensitivity analysis has not been shown.

Price risk

Company does not have any price risk

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

Note – 27
Capital management
The Company's objectives when managing capital are to:

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. Consistent with others in the industry, the Company monitors capital on the basis of the following gearing ratio.

Particulars	**31 March 2021**	**31 March 2020**
Net debt*	23,854,929.07	23,777,885.62
Total equity	13,573,162.89	13,567,622.28
Net debt to equity ratio	1.76	1.75

* Net debt includes Long Term Borrowings, Short Term Borrowings, current maturity of Long term borrowings net off cash and cash equivalents (Including FDR and other liquid securities).

Note – 28
Related party transactions

Relationship	**Name of the related parties**
Related parties exercising control	
Holding Company	Indiabulls Real Estate Limited
Other related parties*	
Fellow Subsidiary Companies	Albina Properties Limited Flora Land Development Limited Mariana Developers Limited Indiabulls Constructions Limited

** With whom transaction have been made during the year/previous year.*

(i) Statement of material transaction with related parties:

Particulars	2020-21	2019-20
Loan & advances taken/(repaid), net		
Holding Company:		
Fellow Subsidiary Company:		
Indiabulls Construction Limited	281,000.00	(740,800.00)
Loans & advances given/(received back) , net		
Fellow Subsidiary Companies:		
Mariana Developers Limited	20.00	(3,700.00)
Albina Properties Limited	150.00	(17,600.00)
Flora Land Development Limited	50.00	250.00
Interest expense on optionally convertible debentures		
Holding Company:		
Indiabulls Real Estate Limited	12.11	12.11

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

(ii) Statement of balances outstanding:

Particulars	31 March 2021	31 March 2020
Loan & advances taken		
Fellow Subsidiary Company:		
Indiabulls Construction Limited	24,424,700.00	24,143,700.00
Loans & advances given		
Fellow Subsidiary Companies:		
Flora Land Development Limited	1,132,570.00	1,132,520.00
Mariana Developers Limited	5,658,916.60	5,658,896.60
Albina Properties Limited	3,024,715.40	3,024,565.40
Optionally Convertible Debentures issued to		
Holding Company:		
Indiabulls Real Estate Limited	12,105,000.00	12,105,000.00

Disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed.

Note – 29
Contingent liabilities and commitments

Contingent liabilities:

Particulars	31 March 2021	31 March 2020
Guarantees provided by the banks for External Development charges to governor of Haryana, acting through DTCP (secured by way of fixed deposits of the Company)	288,260.00	288,260.00

Particulars	31 March 2021	31 March 2020
Income tax demand in respect of which appeals have been filed with CIT(A) for A.Y 2017-18	33,743.01	33,743.01

The Company has certain litigation cases pending, however, based on legal advice, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

As per the best estimate of the management, no provision is required to be made in respect of any present obligation as a result of a past event that could lead to a probable outflow of resources, which would be required to settle the obligation.

Commitments:

Particulars	31 March 2021	31 March 2020
Arrears of preference dividends	29.65	23.72

There are no other commitments and contingent liabilities to be reported as at 31 March 2021 and 31 March 2020.

Note – 30
Segmental information

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of real estate projects which as per Ind AS 108 on 'Segment Reporting' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.

AGARWAL PRAKASH & CO. ★ CHARTERED ACCOUNTANTS ★ FRN 005975N New Delhi

All amount in ₹ hundred, unless otherwise stated

Note-31

Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows

Particulars	**Amount (₹)**
Net debt as at 01 April 2019	**36,989,500.00**
Derecognition of financial liability ***(Refer note 14C)***	(12,105,000.00)
Proceeds from inter-corporate borrowings	17,300.00
Repayment of inter-corporate borrowings	(758,100.00)
Interest expense accrued	12.11
Interest expenses paid	(12.11)
Net debt as at 31 March 2020	**24,143,700.00**
Proceeds from inter-corporate borrowings	40,388,000.00
Repayment of inter-corporate borrowings	(40,107,000.00)
Interest expense accrued	16,438.36
Interest expenses paid	(16,438.36)
Net debt as at 31 March 2021	24,424,700.00

Note – 32

Other matters

a. The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.

b. In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2021 and 31 March 2020.

c. In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2021, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

AGARWAL PRAKASH & CO. CHARTERED ACCOUNTANTS FRN 005975N New Delhi

Aashish K Ve[illegible]
Partner

For and on behalf of the Board of Directors

Ram Gopal
Whole Time Director
[DIN: 01754024]

Sanjeev Kumar
Director
[DIN: 07103786]

Ravi Telkar
Company Secretary

Anil Mittal
Chief Financial Officer

Place: Gurugram
Date: 19 April 2021