

**MRG Estates LLP (earlier known as MRG Estates Private Limited)**  
**Balance Sheet as at March 31, 2022**  
**(Amount in INR Lakhs, unless otherwise stated)**

<b>Particulars</b>		<b>Notes</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>CONTRIBUTION AND LIABILITIES</b>				
<b>Partner's funds</b>				
Partner's Contribution		3	300.00	300.00
Reserves and surplus		4	(14.15)	(3.23)
			285.85	296.77
<b>Current liabilities</b>				
Short-term borrowings		5	5,242.00	1,970.07
Trade payables		6	13.01	0.10
Other current liabilities		7	0.78	16.37
			5,255.79	1,986.54
<b>TOTAL</b>			<b>5,541.64</b>	<b>2,283.31</b>
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property, plant and equipment		8(a)	0.29	-
(i) Tangible Assets		9	137.71	-
Other non-current assets			138.00	-
<b>Current assets</b>				
Inventories		10	2,516.23	2,156.16
Cash and Cash Equivalents		11	27.75	32.72
Other Current Assets		12	200.08	15.58
Short-term loans and advances		13	2,659.57	78.84
			5,403.64	2,283.31
<b>TOTAL</b>			<b>5,541.64</b>	<b>2,283.31</b>

**Summary of significant accounting policies**

2.1

The accompanying notes are an integral part of the financial statements.

As per our report of even date

**For Aggarwal Vikas and Associates**  
 ICAI Firm registration no.: 026384N  
 Chartered Accountants

For and on behalf of the Partners of  
**MRG Estates LLP (earlier known as MRG Estates Private Limited)**

**Vikas Aggarwal**  
 Proprietor  
 Membership No.: 524151

**Satish Kumar**  
 Director  
 DIN: 01198294

**Rajjath Goel**  
 Director  
 DIN: 01455645

Place : Gurgaon  
 Date: 26/09/2022  
 UDIN:-



22524151A20D-FI3511

**MRG Estates LLP** (earlier known as MRG Estates Private Limited)  
Cashflow Statement for the year ended for the financial year ended 31st March 2024  
(Amount in INR Lakhs, unless otherwise stated)

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
<b>A. Cash flow from operating activities:</b>		
Net profit/(loss) before tax	(10.92)	(0.27)
Adjustments for profit and loss account items:-		
Depreciation and amortisation expense	0.05	-
Interest income	(2.13)	-
Interest expenses	0.12	0.01
<b>Operating profit before working capital changes</b>	(12.88)	(0.27)
Adjustments for changes in working capital:		
- (Increase)/decrease in inventories	(360.07)	(2,156.16)
- (Increase)/decrease in other Current Assets	(184.50)	(15.58)
- (Increase)/decrease in long term loans and advances	-	-
- (Increase)/decrease in short term loan and advances	(2,580.65)	21.95
- (Decrease)/increase in trade payable	12.91	0.10
- (Decrease)/increase in other non-current liabilities	-	-
- (Decrease)/increase in other current liabilities	(15.59)	16.27
- (Decrease)/increase in short-term borrowings	3,271.93	1,970.07
<b>Cash generated from operating activities</b>	131.16	(163.62)
Income tax (paid) /refund received	(0.08)	(0.40)
<b>Net cash from operating activities</b>	131.08	(164.02)
<b>B. Cash flow from investing activities:</b>		
Investment in bank deposits (net)	(137.71)	-
Purchase of fixed assets	(0.34)	-
Interest income	2.13	-
<b>Net cash generated from / (used in) investing activities</b>	(135.92)	-
<b>C. Cash flow from financing activities:</b>		
Proceeds from borrowings	-	-
Interest expenses	(0.12)	(0.01)
<b>Net cash generated from / (used in) financing activities</b>	(0.12)	(0.01)
<b>Increase/ (decrease) in cash and cash equivalents, net</b>	(4.96)	(164.03)
Cash and cash equivalents at the beginning of the period	32.72	196.74
<b>Cash and cash equivalents at the end of the period</b>	27.75	32.72
<b>Cash and cash equivalents includes</b>		
Cash on hand	5.34	5.41
Balances with banks:		
- On current accounts	22.41	27.30
- Deposits with original maturity of less than 3 months	27.75	32.72
<b>Note:</b>		
	<b>For the year ended March 31, 2022</b>	<b>Period from September 05, 2020 to March 31, 2021</b>

**Note:**

4.1.13	32.72
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The above cashflow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard - 3 on 'Cash Flow Statements'.

As per our report of even date

**For Aggarwal Vikas and Associates**  
ICAI Firm registration no.: 026384N  
Chartered Accountants

For and on behalf of the Partners of

MRC World IIP (earlier known as MRC World D-I)

**Vikas Aggarwal**  
Proprietor  
Membership No.: 524151

**Shish Kumar**  
Director  
DIN: 01198294

**Rajjansh Goel**  
Director  
Designated Partner  
DDN: 01455645

Place : Delhi

Date: 26/09/2022

UDIN:-

UDIN:-  
22524151A20DFT3511



**MRG Estates LLP (earlier known as MRG Estates Private Limited)**  
**Statement of profit and loss for the financial year ended March 31, 2022**  
**(Amount in INR Lakhs, unless otherwise stated)**

Particulars	Notes	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
<b>Continuing operations</b>			
<b>Income</b>			
Revenue from operations		-	-
Other income		2.13	-
<b>Total revenue (I)</b>	14	2.13	-
<b>Expenses</b>			
Project expenses	15	360.07	2,156.16
Change in inventories	16	(360.07)	(2,156.16)
Employee benefit expenses	17	12.12	-
Finance costs	18	0.12	0.01
Depreciation and amortisation expenses	19	0.05	-
Other Expenses	20	0.76	0.27
<b>Total expenses (II)</b>		13.05	0.27
<b>Profit before tax (III = I - II)</b>		(10.92)	(0.27)
<b>Tax expense</b>			
Current tax		-	-
Deferred tax		-	-
<b>Total tax expense (IV)</b>		-	-
<b>Profit/(loss) for the year (III-IV)</b>		(10.92)	(0.27)

**Summary of significant accounting policies**

2.1

The accompanying notes are an integral part of the financial statements.

As per our report of even date

**For Aggarwal Vikas and Associates**  
 ICAI Firm registration no.: 026384N  
 Chartered Accountants

**For and on behalf of the Partners of**  
**MRG Estates LLP (earlier known as MRG Estates**  
**Private Limited)**

*Vikas Aggarwal*  
**Vikas Aggarwal**  
 Proprietor  
 Membership No.: 524151

*Satish Kumar*  
**Satish Kumar**  
 Director  
 DIN: 01198294

*Rajjith Goel*  
**Rajjith Goel**  
 Director  
 DIN: 01455645

Place : Gurgaon  
 Date:26/09/2022  
 UDIN:- 22524151A20DFI3511



## 1. Corporate Information

MRG Estates LLP ('the Firm'), a firm registered under Limited Liability Partnership Act, 2013, incorporated on September 5, 2020 under the provision of the Limited Liability Partnership Act, 2013. The Firm is primarily engaged in the business of real estate construction and development.

## 2. Basis of preparation of Financial Statement

The financial statements of the LLP have been prepared in accordance with the generally accepted accounting principles in India (Indian GAAP) and comply in all material respects with the accounting standards issued by the Institute of Chartered Accountants of India (ICAI). The financial statements have been prepared on an accrual basis and under the historical cost convention

### 2.1 Significant Accounting Policies

#### a) Current versus Non-Current classification

The LLP presents assets and liabilities in the balance sheet based on current /non Current classification.

An asset is treated as current when it is:

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

All other assets are classified as non-current assets.

A liability is current when:

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

The LLP classifies all other liabilities as non-current

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalent. The LLP has indentified twelve months as its operating cycle

#### b) Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

#### c) Capital work in progress

Projects under which property, plant and equipment are not yet ready for their intended use are carried at cost, comprising direct cost, related incidental expenses and attribute interest, if any.

The management believes that depreciation rates currently used fairly reflect its estimate of the useful lives and residual values of fixed assets, though these rates in certain cases are different from lives prescribed under Schedule II.

#### c) Intangible assets

Intangible assets are stated at cost, net of tax or duty credit availed, less accumulated amortization and accumulated impairment losses, if any





**d) Impairment of tangible and intangible assets**

The Firm assesses at each reporting date whether there is an indication that an asset may be An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net

**e) Investments**

Investments, which are readily realizable and intended to be held for not more than one year from Current investments are carried in the financial statements at lower of cost and fair value

**f) Revenue recognition**

Revenue from construction of properties from all the projects is recognised in accordance with Revised Guidance Note issued by Institute of Chartered Accountants of India ("ICAI") on "Accounting for Real Estate transactions (Revised 2012)". As per Guidance Note, the Construction revenue has been recognised on percentage of completion method provided all of the following conditions are met at the reporting date :

- i) required critical approvals for commencement of the projects have been obtained;
- ii) atleast 25% of the estimated construction and development costs (excluding land cost) has been
- iii) atleast 25% of the saleable project area is secured by the agreements with the buyers; and
- iv) atleast 10% of the total revenue as per the agreements are realised at the reporting date in respect of each of the contracts, there are no outstanding defaults of the payment terms in such agreement/policy defined by the management and it is reasonable to expect that the parties to such agreements will comply with the payment terms as defined in the contracts.

Accordingly, total sales consideration as per executed agreements to sell for constructed properties is recognised as revenue based on the percentage of actual project costs incurred thereon to total estimated project cost. The estimates of the saleable area and estimated project costs are reviewed periodically by the management and any effect of changes in estimates is recognised in the year such changes are determined. However, when the total project cost is estimated to exceed total revenue from the project, the loss is recognised immediately.

**2 Interest income on delayed installments is recorded on receipt basis where there is reasonable uncertainty to its ultimate collection.**

**3 Income from forfeiture of properties is booked are recorded on intimation by the customer with all the necessary supporting documents, basis which the refund is processed of the remaining amount post deduction of forfeiture charges.**

**g) Taxation**

Provision for current tax is made on the basis of taxable income for the current accounting year and in accordance with the provisions of the Income tax Act, 1961.

Deferred tax is recognized, subject to consideration of prudence, on timing differences, representing the difference between the taxable income/(loss) and accounting income/(loss) that originated in one year and are capable of reversal in one or more subsequent years. Deferred Tax assets and liabilities are measured using tax rates and the tax laws that has been enacted or substantially enacted by the balance sheet date. Deferred Tax assets are recognized only if there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.



#### **h) Foreign Currency Translation**

Foreign currency transactions and balances

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

##### **(i) Initial recognition**

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

##### **(ii) Conversion**

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items,

##### **(iii) Exchange differences**

Exchange differences are recognized as income or as expenses in the period in which they arise.

#### **i) Provisions**

A provision is recognized when an enterprise has a present obligation as a result of past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

#### **j) Contingent liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the firm or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The firm does not recognize a contingent liability but discloses its existence in the financial statements.

#### **k) Leases**

Assets taken under lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the lease term.

#### **l) Cash and Cash equivalents**

Cash and cash equivalents in the Balance Sheet comprise cash at banks and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.



**MRG Estates LLP (earlier known as MRG Estates Private Limited)**

Notes to the financial statements for the financial year ended March 31, 2022  
(Amount in INR Lakhs, unless otherwise stated)

**3. Partner's Contribution**

**a. Partner's Contribution Movement (Capital Account)**

Particulars	MRG World LLP	Satish Kumar	March 31, 2021
Balance as on 01st April 2021	300.00	0.00	300.00
Add: Contribution Received	-	-	-
Less: Contribution Withdrawn	-	-	-
Outstanding at the end of the year	300.00	0.00	300.00

**b. Partner's Profit Sharing Ratio**

Particulars	MRG World LLP	Satish Kumar
Profit / (Loss) sharing Ratio	100.00	0.00

**4. Reserves and surplus (Partner's Current account)**

Particulars	MRG World LLP	Satish Kumar	March 31, 2022
Surplus in the statement of profit and loss			
Opening Reserve & Surplus	(3.23)	(0.00)	(3.23)
Profit/(loss) for the year	(10.92)	(0.00)	(10.92)
Net surplus in the statement of profit and loss	(14.15)	(0.00)	(14.15)

**5. Short- Term Borrowings**

Particulars	March 31, 2022	March 31, 2021
(a) Loan from related Parties, repayable on demand	1,242.00	2.00
(b) Loan from financial institution repayable on demand, carries interest @ 8%	-	1,968.07
(b) Loan from other parties, repayable on demand	4,000.00	-
	5,242.00	1,970.07

**6. Trade payables**

Particulars	March 31, 2022	March 31, 2021
-total outstanding dues of micro enterprise and small enterprises	-	-
-total outstanding dues of creditors other than micro enterprises and small enterprises	13.01	0.10
	13.01	0.10

**7. Other current liabilities**

Particulars	March 31, 2022	March 31, 2021
(a) Retention Money	0.61	-
(b) Statutory Dues Payable (TDS, GST)	0.16	16.37
	0.78	16.37

**9. Other non-current assets**

Particulars	March 31, 2022	March 31, 2021
(a) Balance held as security against bank guarantee	137.71	-
	137.71	-



**10. Inventories****Particulars**

March 31, 2022

March 31, 2023

**(a) Project Expenses**

2,516.23

2,156.1

**11. Cash and cash equivalents****Particulars**

March 31, 2022

March 31, 2023

**(a) Cash on hand**

5.34

5.4

**(b) Cash at Bank**

22.41

27.3

27.75

32.7

**12. Other Current Assets****Particulars**

March 31, 2022

March 31, 2023

**(a) Advance Recoverable in Cash or Kind**

-

15.5

**(b) Advance to vendor**

200.08

15.5

200.08

**13. Short-term loans and advances****Particulars**

March 31, 2022

March 31, 2023

**(a) Advance Income Tax**

0.48

0.4

**(b) Prepaid expenses**

3.65

-

**(c) Loan to related party, receivable on demand**

2,655.45

78.4

2,659.57

78.8





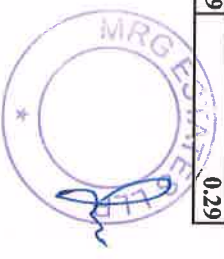
**MRG Estates LLP (earlier known as MRG Estates Private Limited)**

**Notes to the financial statements for the financial year ended March 31, 2022**

**(Amount in INR Lakhs, unless otherwise stated)**

**8(a) Tangible Assets**

Particulars	Plant & Machinery	Total
<b>Gross Block</b>		
Opening as at April 01, 2021	-	-
Additions	0.34	0.34
Disposals	-	-
Closing as at March 31, 2022	0.34	0.34
<b>Accumulated Depreciation</b>		
Opening as at April 01, 2021	-	-
Depreciation expense for the year eliminated on disposal of asset	0.05	0.05
Closing as at March 31, 2022	0.05	0.05
<b>Net Block</b>		
Opening as at April 01, 2021	-	-
Closing as at March 31, 2022	0.29	0.29



**MRG Estates LLP (earlier known as MRG Estates Private Limited)**  
**Notes to the financial statements for the financial year ended March 31, 2022**  
**(Amount in INR Lakhs, unless otherwise stated)**

**14. Other income**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Interest income on bank deposits	2.12	-
(b) Interest on income tax refund	0.01	-
	<b>2.13</b>	<b>-</b>

**15. Project Expenses**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Land Cost	15.46	2,129.75
(b) Interest Expense	8.47	21.21
(c) Construction Related Expenses	336.13	5.20
	<b>360.07</b>	<b>2,156.16</b>

**16. Changes in inventories**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Opening inventory	2,156.16	-
Less: Closing inventory	2,516.23	2,156.16
	<b>(360.07)</b>	<b>(2,156.16)</b>

**17. Employee benefit expenses**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Salary and Wages	11.74	-
(b) Contribution to provident and other funds	0.38	-
	<b>12.12</b>	<b>-</b>

**18. Finance costs**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Bank Charges	0.12	0.01
	<b>0.12</b>	<b>0.01</b>

**19. Depreciation and amortisation expense**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Depreciation on tangible assets	0.05	-
	<b>0.05</b>	<b>-</b>

**20. Other expenses**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
(a) Office Exp	0.02	0.00
(b) Conveyance	0.57	-
(c) Freight & Carriage	0.05	-
(d) Professional Fees	0.02	0.15
(e) Rates and taxes	0.01	0.01
(f) Audit fees	0.10	0.10
	<b>0.76</b>	<b>0.27</b>

**Payment to auditors**

To statutory auditors:  
Statutory Audit fees

	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
	0.10	0.10
	<b>0.10</b>	<b>0.10</b>





**MRG Estates LLP (earlier known as MRG Estates Private Limited)**  
**Notes to the financial statements for the financial year ended March 31, 2022**  
**(Amount in INR Lakhs, unless otherwise stated)**

**22 Related Party Disclosures**

**a) Names of related parties and related party relationship**

Holding LLP	MRG World LLP (earlier known as MRG World Private
Key Managerial Personnel and relatives of such personnel	Mr. Satish Kumar
Enterprises over which Key Management Personnel and their relatives thereof are having significant influence	MRG Castle Reality LLP

**b) Related party transactions during the year**

**• Unsecured loans taken during the year:-**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
AMV Ventures LLP	-	-
Avraj Fincap LLP	800.00	-
Sudish Ventures LLP	700.00	-
Satish Kumar	1,170.00	-
MRG Castle Reality LLP	750.00	2.00
<b>Total</b>	<b>2,138.00</b>	<b>2.00</b>
	<b>5,558.00</b>	<b>2.00</b>

**b) Related party transactions during the year**

**• Unsecured loans given/Repayment of loan during the year:-**

Particulars	For the year ended March 31, 2022	Period from September 05, 2020 to March 31, 2021
AMV Ventures LLP	-	-
Avraj Fincap LLP	200.00	-
Satish Kumar	700.00	-
Sudish Ventures LLP	110.00	-
MRG Castle Reality LLP	1,170.00	-
<b>Total</b>	<b>4,715.00</b>	<b>78.45</b>
	<b>6,895.00</b>	<b>78.45</b>

**• Year end balance:-**

	March 31, 2022	March 31, 2021
<b>Payables:</b>		
AMV Ventures LLP	600.00	
Satish Kumar	642.00	2.00
<b>Total</b>	<b>642.00</b>	<b>2.00</b>
<b>Receivables:</b>		
MRG Castle Reality LLP	2,655.45	78.45
<b>Total</b>	<b>2,655.45</b>	<b>78.45</b>

23 The Comparative information as represented in the Statement of Profit and loss and the Cash flow Statement relates to the Period from September 05, 2020 to March 31, 2021 as the LLP was incorporated on September 02, 2020. Thus the same is not comparable with the current financial information which is for the entire financial year ended 31 March 2022.

**24 Previous year figures**

Previous year figures have been recast/ regrouped wherever necessary to conform to the current years' presentation.

For Aggarwal Vikas and Associates  
 ICAI Firm registration no.: 026384N  
 Chartered Accountants

Vikas Aggarwal  
 Proprietor  
 Membership No.: 524151

Place : Gurgaon  
 Date:26/09/2022

For and on behalf of the Board of Directors of  
 MRG Estates LLP (earlier known as MRG Estates Private Limited)

Satish Kumar  
 Director  
 DIN: 01198294

Rajesh Goel  
 Designated Partner  
 Director  
 DIN: 01455645

