

Prozone Developers and Realtors Private Limited
Balance Sheet as at 31st March 2021

Particulars	Note No.	As at 31.03.2021	As at * 31.03.2020
ASSETS			
Non-current assets			
Property, plant and equipment	2	18,730	50,741
<u>Financial Assets</u>			
Other financial assets	3	75,18,02,268	75,18,02,268
Other Non Current Assets	4	21,26,905	18,96,807
Income tax assets (net)	5	6,03,064	3,33,455
Total Non-current assets		75,45,50,967	75,40,83,271
Current assets			
<u>Financial Assets</u>			
Loans	6	10,76,46,677	10,53,47,817
Cash and cash equivalents	7	11,68,018	5,65,007
Other financial assets	3	2,25,00,000	2,25,00,000
Total Current assets		13,13,14,695	12,84,12,824
TOTAL ASSETS		88,58,65,662	88,24,96,096
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	8	6,00,000	6,00,000
Other Equity		(1,57,54,442)	1,18,98,126
Total Equity		(1,51,54,442)	1,24,98,126
Liabilities			
Non-current liabilities			
<u>Financial Liabilities</u>			
Borrowings	9	83,28,69,881	34,50,43,051
Other non-current liabilities	10	3,10,57,402	-
Total Non-current liabilities		86,39,27,283	34,50,43,051
Current liabilities			
<u>Financial Liabilities</u>			
Trade payables	11	4,38,632	8,22,815
Other financial liabilities	12	-	51,83,81,545
Other current liabilities	13	3,66,54,189	51,52,558
Income tax liabilities (net)	14	-	5,98,000
Total Current liabilities		3,70,92,821	52,49,54,918
TOTAL EQUITY AND LIABILITIES		88,58,65,662	88,24,96,096

* As restated pursuant to Amalgamation. Refer Note 20

Notes form an integral part of these Ind AS standalone financial statements

This is the Balance Sheet referred to in our audit report of even date

For S G C O & Co. LLP

Chartered Accountants

Firm Registration No : 112081W/W100184

For and on behalf of the Board of Directors

Suresh Murarka

Partner

Mem. No. 44739

Place : Mumbai

Date : 22.06.2021

Sudhanshu Chaturvedi

Director

DIN : 05151360

Place : Mumbai

Date : 22.06.2021

Prashant Koparde

Director

DIN :06838824

Snehal Pawar

Company Secretary

Prozone Developers and Realtors Private Limited
Statement of Profit and Loss for the year ended 31st March 2021

(Amount in Rs)

Particulars	Note No.	Year ended 31.03.2021	Year ended * 31.03.2020
INCOME			
Other Income	15	3,01,64,487	11,53,91,261
Total Income		3,01,64,487	11,53,91,261
EXPENSES			
Employee benefits expense	16	15,01,396	14,34,181
Finance Cost	17	5,05,25,388	10,20,51,789
Depreciation	2	32,011	50,210
Other expenses	18	63,56,260	93,83,154
Total Expenses		5,84,15,055	11,29,19,335
Profit/(loss) before tax		(2,82,50,568)	24,71,926
Income Tax expense:			
- Current tax		-	5,98,000
- Short / (Excess) provision of tax		(5,98,000)	(3,15,137)
Total Income Tax expense		(5,98,000)	2,82,863
Profit/ (loss) for the year (A)		(2,76,52,568)	21,89,063
Other comprehensive income (OCI) (B)		-	-
Total comprehensive income/ (loss) for the year, net of tax (A+B)		(2,76,52,568)	21,89,063
Earning per Share (EPS)	19		
(per equity share of nominal value Rs. 2 each)			
Basic and diluted (in Rs.)		(92.18)	7.30
* As restated pursuant to Amalgamation. Refer Note 20			
Notes form an integral part of these Ind AS standalone financial statements			
This is the statement of profit and loss referred to in our audit report of even date			
For S G C O & Co. LLP Chartered Accountants Firm Registration No : 112081W/W100184	For and on behalf of the Board of Directors		
Suresh Murarka Partner Mem. No. 44739	Sudhanshu Chaturvedi Director DIN : 05151360	Prashant Koparde Director DIN : 06838824	
Place : Mumbai Date : 22.06.2021	Place : Mumbai Date : 22.06.2021	Snehal Pawar Company Secretary	

Prozone Developers and Realtors Private Limited
Cash Flow Statement for the year ended 31st March 2021

(Amount in Rs)

Particulars	Year ended 31.03.2021	Year ended * 31.03.2020
A. Cash Flow from Operating Activities:		
Net Profit /(Loss) before tax	(2,82,50,568)	24,71,926
Adjustments for :		
Depreciation	32,011	50,210
Interest Income	(3,01,64,487)	(11,53,91,261)
Finance Cost	5,05,25,388	10,20,51,789
Operating profit before working Capital Changes	(78,57,656)	(1,08,17,335)
Adjustments for changes in working capital:		
(Increase) / Decrease in Other assets	(2,30,098)	(11,85,547)
Increase/(Decrease) in Trade Payables	(3,84,183)	(7,45,423)
(Decrease) / Increase in other financial liabilities	(51,83,81,545)	51,83,81,545
Increase/(Decrease) in Other current liabilities	(27,22,326)	11,62,622
Cash generated from / (used in) operations	(52,95,75,808)	50,67,95,861
Direct taxes paid	(2,69,609)	(14,85,901)
Net cash flow from / (used in) operating activities (A)	(52,98,45,417)	50,53,09,960
B. Cash Flow from Investing Activities:		
Purchase of Fixed Assets	-	(27,204)
(Increase) / Decrease in Loans and advances	(22,98,860)	(30,01,095)
(Increase) / Decrease in Other financial assets	-	(12,39,57,169)
Interest Income	3,01,64,487	11,53,91,261
Net cash flow from / (used in) investment activities (B)	2,78,65,627	(1,15,94,207)
C. Cash Flow from Financing Activities:		
Equity Share Capital Pursuant to Amalgamation	-	1,00,000
Proceeds from long term borrowings	55,31,08,189	(39,15,72,214)
Finance Cost	(5,05,25,388)	(10,20,78,006)
Net cash flow from / (used in) financing activities (C)	50,25,82,801	(49,35,50,220)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	6,03,011	1,65,533
Cash and Cash Equivalents at the beginning of the year	5,65,007	3,99,474
Cash and Cash Equivalents at the end of the year	11,68,018	5,65,007
Components of cash and cash equivalents considered only for the purpose of cash flow statement		
In bank current accounts in Indian rupees	11,56,337	5,60,206
Cash in hand	11,681	4,801
	11,68,018	5,65,007

* As restated pursuant to Amalgamation (Refer Note 20)

The Cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard - 7 ('Ind AS 7') on Cash Flow Statement prescribed in Companies (Indian Accounting Standard) Rules, 2015, notified under section 133 of the Companies Act, 2013.

Notes form an integral part of these Ind AS standalone financial statements

This is the Cash Flow Statement referred to in our audit report of even date

For S G C O & Co. LLP

Chartered Accountants

Firm Registration No : 112081W/W100184

Suresh Murarka

Partner

Mem. No. 44739

Place : Mumbai

Date : 22.06.2021

For and on behalf of the Board of Directors

Sudhanshu Chaturvedi

Director

DIN : 05151360

Place : Mumbai

Date : 22.06.2021

Prashant Koparde

Director

DIN :06838824

Snehal Pawar

Company Secretary

Prozone Developers and Realtors Private Limited
Statement of Changes in Equity for the year ended 31st March 2021

A) Equity share capital

Particulars	Number	Amount in Rs
Equity shares of Rs. 2 each issued, subscribed and paid		
As at 31 March 2019	2,50,000	5,00,000
Issue of equity shares	50,000	1,00,000
As at 31 March 2020	3,00,000	6,00,000
Issue of equity shares	-	-
As at 31 March 2021	3,00,000	6,00,000

B) Other equity

Particulars	(Amount in Rs)			
	Retained earnings	Other comprehensive income	Other Equity	Total equity attributable to equity holders
As at 31 March 2019	98,87,338	-		98,87,338
Pursuant to Amalgamation (Refer Note 20)	(1,78,275)			(1,78,275)
Total comprehensive income for the year	21,89,063	-		21,89,063
As at 31 March 2020	1,18,98,126	-	-	1,18,98,126
Equity portion of 0.01 % Optional Convertible Debentures (OCD) of Rs. 10,00,000/- each (Secured)				-
Total comprehensive income for the year	(2,76,52,568)	-		(2,76,52,568)
As at 31 March 2021	(1,57,54,442)	-	-	(1,57,54,442)

Notes form an integral part of these Ind AS standalone financial statements

This is the Statement of Changes in Equity referred to in our audit report of even date

For S G C O & Co. LLP

Chartered Accountants

Firm Registration No : 112081W/W100184

For and on behalf of the Board of Directors

Suresh Murarka

Partner

Mem. No. 44739

Sudhanshu Chaturvedi

Director

DIN : 05151360

Prashant Koparde

Director

DIN :06838824

Place : Mumbai

Date : 22.06.2021

Place : Mumbai

Date : 22.06.2021

Snehal Pawar

Company Secretary

Prozone Developers and Realtors Private Limited

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

Note 1 Corporate Information

Prozone Developers and Realtors Private Limited ("the Company") is domiciled in India and is incorporated under the provisions of the Companies Act applicable in India.

Note 1.1 Basis of Preparation

(a) Statement of Compliance

These Ind AS standalone financial statements (hereinafter "Ind AS financial statements") have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 (the Act) and other relevant provisions of the Act.

Details of accounting policies are included in Note 1.2 to the Ind AS financial statements.

(b) Historical cost convention

These financial statements have been prepared on the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

1. Financial instruments measured at fair value through profit or loss, if applicable
2. Financial instruments measured at fair value through other comprehensive income, if applicable

(c) Functional and presentation currency

These Ind AS financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All the financial information have been presented in Indian Rupees (INR) and all amounts have been rounded-off to the nearest Indian Rupees, except for share data and as otherwise stated.

(d) Use of estimates and judgements

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Note 1.2 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements and in preparing the opening Ind AS balance sheet at 1 April 2016 for the purposes of the transition to Ind AS, unless otherwise indicated.

(a) Current vs non-current classification

Operating cycle

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. The Company has identified twelve months as its operating cycle.

Current – non current classification

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

Prozone Developers and Realtors Private Limited

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

Assets

An asset is classified as current when it satisfies any of the following criteria:

- a. it is expected to be realised in, or is intended for sale or consumption in, the company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is expected to be realised within 12 months after the reporting date; or
- d. it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current financial assets. All other assets are classified as non current.

Liabilities

A liability is classified as current when it satisfies any of the following criteria:

- a. it is expected to be settled in the company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is due to be settled within 12 months after the reporting date; or
- d. the company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current financial liabilities. All other liabilities are classified as non current.

(b) Financial Instruments

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

i) Financial Assets

A financial asset is

(i) a contractual right to receive cash or another financial asset; to exchange financial assets or financial liabilities under potentially favourable conditions;

(ii) or a contract that will or may be settled in the entity's own equity instruments and a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments; or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Initial Recognition

In the case of financial assets, not recorded at fair value through profit or loss (FVTPL), financial assets are recognised initially at fair value plus transaction costs that are directly attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement

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

Financial Assets at Amortised Cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

Financial Assets Measured at Fair Value

Financial assets are measured at fair value through OCI if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss.

Financial asset not measured at amortised cost or at fair value through OCI is carried at FVTPL.

Impairment of Financial Assets

In accordance with Ind AS 109, the Company applies the expected credit loss ("ECL") model for measurement and recognition of impairment loss on financial assets and credit risk exposures.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECL at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

ECL is the difference between all contractual cash flows that are due to the group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/ expense in the Statement of Profit and Loss.

De-recognition of Financial Assets

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity.

If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

ii) Equity Instruments and Financial Liabilities

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

Financial Liabilities

A financial liability is

(i) a contractual obligation to deliver cash or another financial asset to another entity; or to exchange financial instruments under potentially unfavourable conditions;

(ii) or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of its own equity instruments; or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent Measurement

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

Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. 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 de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

iii) Offsetting 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.

(c) Revenue Recognition:

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Interest is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable using the Effective Interest Rate ("EIR") method.

(d) Employee Benefits

Defined Benefit Plan

The Company also provides for gratuity which is a defined benefit plan, the liabilities of which is determined based on valuations, as at the balance sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods. Past service cost is recognised in the Statement of Profit and Loss in the year of plan amendment or curtailment. The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

Leave entitlement and compensated absences

Accumulated leave which is expected to be utilised within next twelve months, is treated as short-term employee benefit. Leave entitlement, other than short term compensated absences, are provided based on a actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

Short-term Benefits

Short-term employee benefits such as salaries, wages, performance incentives etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

(e) Income Tax

Income tax comprises of current and deferred income tax. Income tax is recognised as an expense or income in the Statement of Profit and Loss, except to the extent it relates to items directly recognised in equity or in OCI.

Current Income Tax

Current income tax is recognised based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred Income Tax

Deferred tax is determined by applying the Balance Sheet approach. Deferred tax assets and liabilities are recognised for all deductible temporary differences between the financial statements' carrying amount of existing assets and liabilities and their respective tax base. Deferred tax assets and liabilities are measured using the enacted tax rates or tax rates that are substantively enacted at the Balance Sheet date. The effect on deferred tax assets and liabilities of a change in tax rates is recognised in the period that includes the enactment date. Deferred tax assets are only recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Such assets are reviewed at each Balance Sheet date to reassess realisation.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Minimum Alternative Tax ("MAT")

Minimum Alternative Tax ("MAT") credit is recognised as an asset only when and to the extent it is probable that the Company will pay normal income tax during the specified period.

(f) Borrowing Costs:

Borrowing costs are recognised as an expense in the period in which they are incurred except the borrowing cost attributable to be acquisitions/constructions of a qualifying assets which are capitalised as a part of the cost of the fixed assets, up to the date, the assets are ready for its intended use.

(g) Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Company has a present obligation (legal or constructive) as a result of past events and 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 obligation. Provisions (excluding gratuity and compensated absences) are determined based on management's estimate required to settle the obligation at the Balance Sheet date. In case the time value of money is material, provisions are discounted using a current pre-tax rate that reflects the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

(h) Earnings per share

The Company presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for own shares held. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding, adjusted for own shares held, for the effects of all dilutive potential ordinary shares.

(i) Cash and cash equivalents

Cash and cash equivalent comprise of cash on hand and at banks which are subject to an insignificant risk of changes in value.

Prozone Developers and Realtors Private Limited

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

Note 2 : Property, plant and equipment

Particulars	Motor vehicles	Computer	Total
Balance as at 31 March 2019	2,00,000		
Additions	-	27,204	27,204
Balance as at 31 March 2020	2,00,000	27,204	2,27,204
Additions	-	-	-
Disposals	-	-	-
Balance as at 31 March 2021	2,00,000	27,204	2,27,204
Accumulated depreciation as at 31 March 2019	1,26,252	-	1,26,252
Depreciation for the year	46,682	3,529	50,210
Balance as at 31 March 2020	1,72,934	3,529	1,76,463
Depreciation for the year	17,066	14,945	32,011
Disposals	-	-	-
Balance as at 31 March 2021	1,90,000	18,474	2,08,474
Carrying amounts (net)			
Balance as at 31 March 2020	27,066	23,675	50,741
Balance as at 31 March 2021	10,000	8,730	18,730

Prozone Developers and Realtors Private Limited

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

(Amount in Rs.)

Note 3 :- Other financial assets

Particulars	As at 31.03.2021	As at 31.03.2020
Non-Current		
Secured - Considered Good		
Advance against project [Refer Note (a) below]	75,18,02,268	75,18,02,268
Total	75,18,02,268	75,18,02,268
Current		
Advances recoverable in cash or in kind	2,25,00,000	2,25,00,000
Total	2,25,00,000	2,25,00,000

Note (a) :The Company had provided the facility amount of Rs. 40,00,00,000 (Rs. 75,18,02,268/- including interest-variable return up to 31st March, 2020) for various real estate projects with fixed and variable returns to a party. The said amount is secured against allotment of flats, deposit of title deed of land and guarantee of investee (including its promoters). Investee has failed to perform on agreed obligations, hence the Company had filed petition in the Hon'ble High Court at Bombay, seeking performance of contract, status quo on the projects and unsold flats. As per the interim order passed on 17th July, 2018, the Hon'ble High court has directed investee to maintain status quo and not to create any third party right on the respective projects and flats till further order. The said investee has also submitted a 'Without Prejudice Offer' dated 24th June 2019, to pay in Installments carrying interest at 17% p.a. by 30th June 2022. Further, as per the legal opinion, the Company would get an award / decree in its favour at least for recovering money with the interest from the investee.

Accordingly, the Company has considered the said facility amount including interest of Rs 7,518.02 lakhs as good and recoverable. However, Since the matter is pending since long time, the management has discontinued to accrue interest thereon from 1st April, 2020 till the outcome of the said litigation.

Note 4 :- Other Non Current Assets

Particulars	As at 31.03.2021	As at 31.03.2020
GST Input Credit	21,26,905	18,96,807
Total Other Non Current Assets	21,26,905	18,96,807

Note 5 :- Income tax assets (net)

Particulars	As at 31.03.2021	As at 31.03.2020
TDS receivable (Net of provision for tax)	6,03,064	3,33,455
Total Income tax assets (net)	6,03,064	3,33,455

Note 6 :- Loans

(Considered good)

Particulars	As at 31.03.2021	As at 31.03.2020
Loans		
Unsecured	4,32,75,591	3,99,50,415
Secured *	6,43,71,086	6,53,97,402
Total	10,76,46,677	10,53,47,817

* Secured against flat in under construction building, corporate guarantee which are sufficient to realise the said loans.

Prozone Developers and Realtors Private Limited

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

(Amount in Rs.)

Note 7 :- Cash and cash equivalents

Particulars	As at 31.03.2021	As at 31.03.2020
<u>Balance with Banks:</u>		
In current accounts	11,56,337	5,60,206
Cash in hand	11,681	4,801
Total Cash and cash equivalents	11,68,018	5,65,007

Note 9 : Borrowings

Particulars	As at 31.03.2021	As at 31.03.2020
<u>Secured</u>		
500 (PY Nil) 0.01 % Optional Convertible Debentures (OCD) of Rs. 10,00,000/- each (Secured)	50,00,00,000	-
Less: Deferred liability recognised on financial liability	(9,18,51,062)	
Add : Notional Interest Expense Accrued	2,49,70,356	
Unsecured Loan from Holding Company	37,81,60,301	34,50,43,050
Unsecured Loan from a Fellow Associate Company	2,15,90,284	-
Total Borrowings	83,28,69,881	34,50,43,051

Notes :

- a) OCDs are Secured against facility amount provided for various real estate projects referred in Note 3
b) Unsecured loans Carries interest @ 7%p.a.

Note 10 : Other non-current liabilities

Particulars	As at 31.03.2021	As at 31.03.2020
Deferred liability recognised on financial liability	3,10,57,402	
Total Trade payables	3,10,57,402	-

Note 11 : Trade payables

Particulars	As at 31.03.2021	As at 31.03.2020
Due to Micro, Small & Medium Enterprises	40,550	2,39,600
Due to Others	3,98,082	5,83,215
Total Trade payables	4,38,632	8,22,815

Prozone Developers and Realtors Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31st March 2021****(Amount in Rs.)**

Company had sought confirmation from the vendors whether they fall in the category of Micro, Small and Medium Enterprises. Based on the information available, the required disclosure for Micro, Small and Medium Enterprises under the above Act is given below :

Particulars	As at 31.03.2021	As at 31.03.2020
The principal amount remaining unpaid to any supplier as at the end of accounting year ;	40,550	2,39,600
interest due thereon remaining unpaid at the end of accounting year*;	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the due date during each accounting year;	-	-
The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 not paid);	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year; and	-	-
The amount of further interest due and payable even in the succeeding year, 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.	-	-

*Interest has been waived off by the Supplier.

Note 12 : Other financial liabilities

Particulars	As at 31.03.2021	As at 31.03.2020
Consideration payable against purchase of Non-Convertible, Redeemable Debentures (Refer note below)	-	51,83,81,545
		-
Total Other current liabilities	-	51,83,81,545

Note : During the previous year, on 27th February, 2020, the Amalgamating Company has purchased 7%, 340 Non-Convertible, Redeemable Debentures (NCRD) of Rs 10,00,000/- of the Company from Intu India (Portfolio) Limited, UK. The payment consideration was discharged by issue of Cheques, however said Cheques could not be deposited due to countywide lockdown on account of COVID 19 pandemic. The said consideration was subsequently discharged after the balance sheet date through online bank transfer.

Note 13 : Other current liabilities

Particulars	As at 31.03.2021	As at 31.03.2020
Duties & taxes payables	19,80,084	48,07,515
Provision for expenses	4,50,148	3,45,043
Deferred liability recognised on financial liability	3,42,23,957	
Total Other current liabilities	3,66,54,189	51,52,558

Prozone Developers and Realtors Private Limited

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

(Amount in Rs.)

Note 14 : Income tax liabilities (net)

Particulars	As at 31.03.2021	As at 31.03.2020
Provision for income tax	-	5,98,000
Total Other current liabilities	-	5,98,000

Note 15 :- Other Income

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
Interest Income	35,94,785	11,53,32,728
Amortisation of deferred liabilities	2,65,69,702	-
Interest on Income Tax Refund	-	58,533
Total Other Income	3,01,64,487	11,53,91,261

Note 16 :- Employee benefits expense

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
Salaries and bonus	15,01,396	14,34,181
Total Employee benefits expense	15,01,396	14,34,181

Note 17 :- Finance Cost

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
Interest expenses on :		
- Non-Convertible, Redeemable Debentures	-	5,46,68,373
- Loan	2,55,55,032	4,73,83,416
Interest expense on financial liabilities carried at amortised cost	2,49,70,356	-
Total Finance Cost	5,05,25,388	10,20,51,789

Note 18 :- Other expenses

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
Repairs and Maintenance - Vehicles	82,654	3,96,211
Professional Fees	49,66,840	72,43,950
Travelling Expenses	-	95,590
Auditor's remuneration	2,47,200	2,11,800
Interest on delayed payments of statutory dues	7,89,802	2,11,143
Miscellaneous Expenses	2,69,764	12,24,460
Total Other expenses	63,56,260	93,83,154

Payment to Auditors

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
Audit fees	2,47,200	1,00,000
Other Matters	-	1,00,000
	2,47,200	2,00,000

Prozone Developers and Realtors Private Limited

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

(Amount in Rs.)

Note 19 :- Earning Per Share

A reconciliation of profit for the year and equity shares used in the computation of basic and diluted earnings per equity share is set out below:

Basic: Basic earnings per share is calculated by dividing the profit attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the year, excluding equity shares purchased by the Company and held as treasury shares.

Diluted: Diluted earnings per share is calculated by adjusting the weighted average number of equity shares outstanding during the year for assumed conversion of all dilutive potential equity shares. Employee share options are dilutive potential equity shares for the Company.

Basic and diluted EPS

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
Profit computation for basic earnings per share of Rs. 2 each		
Net Profit/(Loss) after Tax as per Statement of Profit and Loss attributable to Equity Shareholders	(2,76,52,568)	21,89,063
Weighted average number of equity shares for EPS computation	3,00,000	3,00,000
EPS - Basic and Diluted EPS	(92.18)	7.30

Prozone Developers and Realtors Private Limited

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

Note 8 :- Equity Share Capital

(Amount in Rs.)

Particulars	As at	As at
	31.03.2021	31.03.2020
Authorized Capital 7,50,000 Equity Shares of Rs. 2/- each	15,00,000	15,00,000
	15,00,000	15,00,000
Issued, Subscribed and Fully Paid Up 3,00,000 Equity Shares of Rs. 2/- each fully paid up	6,00,000	6,00,000
	6,00,000	6,00,000

a) Reconciliation of the equity shares outstanding at the beginning and at the end of the reporting period

Particulars	As at 31.03.2021		As at 31.03.2020	
	No. of Shares	Amount (Rs.)	No. of Shares	Amount (Rs.)
Equity Shares of Rs. 2/- each fully paid up				
At the beginning of the period	3,00,000	6,00,000	2,50,000	5,00,000
Pursuant to Amalgamation	-	-	50,000	1,00,000
Outstanding at the end of the period	3,00,000	6,00,000	3,00,000	6,00,000

b) Term/right attached to equity shares

The company has only one class of equity shares having at a par value of Rs. 2 per share. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holder of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Shares held by holding/ultimate holding company and / or their subsidiaries/associates :

Particulars	As at 31.03.2021		As at 31.03.2020	
	Nos.	Amount (Rs.)	Nos.	Amount (Rs.)
Prozone Intu Properties Limited & its Nominees	3,00,000	6,00,000	3,00,000	6,00,000

d) Details of shareholders holding more than 5% shares in the company

Particulars	As at 31.03.2021		As at 31.03.2020	
	Nos.	% holding	Nos.	% holding
Prozone Intu Properties Limited & its Nominees	3,00,000	100	3,00,000	100

Prozone Developers and Realtors Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31st March 2021

Note 20 : The Scheme of Amalgamation

- a) As per the Order dated 17th March, 2021, the National Company Law Tribunal, Mumbai approved the Scheme of Amalgamation, whereby Royal Mall Private Limited (Amalgamating Company) was amalgamated in the Prozone Developers and Realtors Private Limited (Amalgamated Company) ("the Company") as a going concern with retrospective effect from 1st January, 2020 being the appointed date.
- b) Accordingly all the assets whether moveable or immoveable, tangible or intangible and liabilities whether present or contingent (as detailed in the Scheme) stands transferred and vested in the Company
- c) The under mentioned assets and liabilities have been accounted for, in the method and manner, as prescribed in the Scheme:

Particulars	(Amount in Rs.)	
Assets		
Cash and cash equivalents	<u>2,82,012</u>	2,82,012
Liabilities		
Short term Borrowing	2,81,844	
Trade Payables	<u>78,443</u>	3,60,287
Excess of Assets over Liabilities		<u>(78,275)</u>
50,000 Equity Shares of Rs. 2 each fully paid up allotted to the Shareholders of the Transferor Company		1,00,000
Amount Credited to Reserves		<u>(1,78,275)</u>

Prozone Developers and Realtors Private Limited

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

d) Since the appointed date was 1st January, 2020, The Company has restated its comparative financials as at 31st March, 2020 as follows :

Balance Sheet as at 31st March, 2020 (As Restated)

Particulars	As reported	Amalgamation Adjustments	As Restated
ASSETS			
Non-current assets			
Property, plant and equipment	50,741	-	50,741
<u>Financial Assets</u>			
Other financial assets	75,18,02,268	-	75,18,02,268
Other Non Current Assets	18,96,807	-	18,96,807
Income tax assets (net)	3,33,455	-	3,33,455
Total Non-current assets	75,40,83,271	-	75,40,83,271
Current assets			
<u>Financial Assets</u>			
Loans	10,53,47,817	-	10,53,47,817
Cash and cash equivalents	2,52,869	3,12,139	5,65,007
Other financial assets	2,25,00,000	-	2,25,00,000
Total Current assets	12,81,00,686	3,12,139	12,84,12,824
TOTAL ASSETS	88,21,83,957	3,12,139	88,24,96,096
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	5,00,000	1,00,000	6,00,000
Other Equity	1,01,86,022	17,12,105	1,18,98,126
Total Equity	1,06,86,022	18,12,105	1,24,98,126
Liabilities			
Non-current liabilities			
<u>Financial Liabilities</u>			
Borrowings	86,56,05,669	(52,05,62,618)	34,50,43,051
Total Non-current liabilities	86,56,05,669	(52,05,62,618)	34,50,43,051
Current liabilities			
<u>Financial Liabilities</u>			
Trade payables	7,41,422	81,393	8,22,815
Other financial liabilities		51,83,81,545	51,83,81,545
Other current liabilities	51,50,844	1,714	51,52,558
Income tax liabilities (net)		5,98,000	5,98,000
Total Current liabilities	58,92,266	51,90,62,652	52,49,54,918
TOTAL EQUITY AND LIABILITIES	88,21,83,957	3,12,139	88,24,96,096

Prozone Developers and Realtors Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31st March 2021
Statement of Profit and Loss for the year ended 31st March 2020 (As Restated)

Particulars	As reported	Amalgamation Adjustments	As Restated
INCOME			
Other Income	11,53,91,261	-	11,53,91,261
Total Income	11,53,91,261	-	11,53,91,261
EXPENSES			
Employee benefits expense	14,34,181	-	14,34,181
Finance Cost	10,52,12,992	(31,61,203)	10,20,51,789
Depreciation	50,210	-	50,210
Other expenses	87,10,331	6,72,823	93,83,154
Total Expenses	11,54,07,714	(24,88,380)	11,29,19,335
Profit/(loss) before tax	(16,453)	24,88,380	24,71,926
Income Tax expense:			
- Current tax	-	5,98,000	5,98,000
- Short / (Excess) provision of tax	(3,15,137)	-	(3,15,137)
Total Income Tax expense	(3,15,137)	5,98,000	2,82,863
Profit/ (loss) for the year (A)	2,98,684	18,90,380	21,89,063
Other comprehensive income (OCI) (B)	-		-
Total comprehensive income/ (loss) for the year, net of tax (A+B)	2,98,684	18,90,380	21,89,063

Prozone Developers and Realtors Private Limited

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

Cash Flow Statement for the year ended 31st March 2020 (As Restated)

Particulars	As reported	Amalgamation Adjustments	As Restated
Cash Flow from Operating Activities:			
Net Profit/(Loss) before tax	(16,453)	24,88,380	24,71,926
Adjustments for :			
Depreciation	50,210	-	50,210
Interest Income	(11,53,91,261)	-	(11,53,91,261)
Finance Cost	10,52,12,992	(31,61,203)	10,20,51,789
Operating profit before working Capital Changes	(1,01,44,512)	(6,72,823)	(1,08,17,335)
Adjustments for changes in working capital:			
(Increase) / Decrease in Other assets	(11,85,547)	-	(11,85,547)
Increase/(Decrease) in Trade Payables	(8,35,666)	90,243	(7,45,423)
(Decrease) / Increase in other financial liabilities	-	51,83,81,545	51,83,81,545
Increase/(Decrease) in Other current liabilities	12,27,054	(64,432)	11,62,622
Cash generated from / (used in) operations	(1,09,38,671)	51,77,34,533	50,67,95,861
Direct taxes paid	(15,49,195)	63,294	(14,85,901)
Net cash flow from / (used in) operating activities (A)	(1,24,87,866)	51,77,97,826	50,53,09,960
Cash Flow from Investing Activities:			
Purchase of Fixed Assets	(27,204)	-	(27,204)
(Increase) / Decrease in Loans and advances	(30,01,095)	-	(30,01,095)
(Increase) / Decrease in Other financial assets	(12,39,57,169)	-	(12,39,57,169)
Interest Income	11,53,91,261	-	11,53,91,261
Net cash flow from / (used in) investment activities (B)	(1,15,94,207)	-	(1,15,94,207)
Cash Flow from Financing Activities:			
Equity Share Capital Pursuant to Amalgamation	-	1,00,000	1,00,000
Proceeds from long term borrowings	12,94,30,472	(52,10,02,686)	(39,15,72,214)
Finance Cost	(10,52,12,992)	31,34,986	(10,20,78,006)
Net cash flow from / (used in) financing activities (C)	2,42,17,480	(51,77,67,700)	(49,35,50,220)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	1,35,407	30,126	1,65,533
Cash and Cash Equivalents at the beginning of the year	1,17,462	2,82,012	3,99,474
Cash and Cash Equivalents at the end of the year	2,52,869	3,12,139	5,65,007
Components of cash and cash equivalents considered only for the purpose of cash flow statement			
In bank current accounts in Indian rupees	2,52,293	3,07,914	5,60,206
Cash in hand	576	4,225	4,801
	2,52,869	3,12,139	5,65,007

During the previous year, on 27th February, 2020, the Amalgamating Company has purchased 7%, 340 Non-Convertible, Redeemable Debentures (NCRD) of Rs 10,00,000/- of the Company from Intu India (Portfolio) Limited, UK for a consideration of Rs. 51,83,81,545/-. Interest of Rs. 31,72,608/- was accrued for the period ended 31st March, 2020. Pursuant to Amalgamation, the said debentures stand cancelled.

Prozone Developers and Realtors Private Limited

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

Note 21 : Related party disclosures as required under Indian Accounting Standard 24, “Related party disclosures” are given below:

a) Names of related parties and nature of relationship (to the extent of transactions entered into during the year except for control relationships where all parties are disclosed)

Nature of relationship	Nature of the party
A) Key Management Personnel (KMP)	
Mr. Prashant Koparde	Director
Mr. Sudhanshu Chaturvedi	Director
Ms. Snehal Pawar	Company Secretary
B) Holding Company	
Prozone Intu Properties Limited	
C) Entity which is an Associate of the Parent Company	
Calendula Commerce Private Limited	
D) Entity of which the Parent Company is an Associate	
Intu India (Portfolio) Limited	

b) Transactions carried out with related parties referred to above, in ordinary course of business and balances

Particulars	(Amount in Rs.)	
	Year ended 31 March 2021	Year ended 31 March 2020
i) Holding Company		
Prozone Intu Properties Limited		
Interest Expense	34,41,812	4,26,34,810
Loan Taken	1,30,32,901	3,04,54,681
Loan repaid	34,07,58,137	15,00,000
Balance outstanding as at the year end		
Loan Taken	1,97,68,091	34,40,51,515
Balance outstanding as at beginning of the year		
Loan Taken	34,40,51,515	27,24,62,024
ii) Key Management Personnel (KMP)		
Ms. Snehal Pawar	7,55,269	4,05,505
Balance outstanding as at the year end		
Salary Payable	72,996	72,996
Balance outstanding as at beginning of the year		
Salary Payable	72,996	19,931
iii) Entity of which the Parent Company is an Associate		
Intu India (Portfolio) Limited		
Interest Expense	-	5,46,68,373
Debentures purchased by Royal Mall Private Limited	-	51,83,81,546
Balance outstanding as at the year end		
Debentures issued	-	-
Interest Accrued	-	-

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Balance outstanding as at beginning of the year		
Debentures issued	-	34,00,00,000
Interest Accrued	-	12,37,13,173
iv) Entity of which the Parent Company is an Associate		
Calendula Commerce Private Limited		
Allotment of 0.01% Optionally Convertible Debentures (OCDs) (Secured) by way of private placement	50,00,00,000	-
Balance outstanding as at the year end		
0.01% Optionally Convertible Debentures (OCDs) (Secured)	50,00,00,000	-
Balance outstanding as at beginning of the year	-	-

Prozone Developers and Realtors Private Limited

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

Note 22 : Contingent liabilities disclosures as required under Indian Accounting Standard 37, “Provisions,Contingent Liabilities and Contingent Assets”:

Contingent Liabilities not provided for are Rs. NIL (P.Y. Rs. NIL)

Note 23 : Disclosure with regards to section 186 of the Companies Act, 2013

For Loans given :

(Amount in Rs.)

Particulars	Rate of Interest	Year ended 31 March 2021	Year ended 31 March 2020
Wondervalue Realty Developers Private Limited	--	6,43,71,086	6,53,97,402
Anjali Credit Private Limited	9%	61,09,350	3,99,50,415
Siddhi Multi Trade Private Limited	9%	3,71,66,241	-

Prozone Developers and Realtors Private Limited

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

Note 24 : Fair Value Measurement

(i) Financial instruments by category

(Amount in Rs.)

Particulars	Refer note	31 March 2021			31 March 2020		
		FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost
Financial Assets:							
Loans	6	-	-	10,76,46,677	-	-	10,53,47,817
Other financial assets	3	-	-	77,43,02,268	-	-	77,43,02,268
Cash and cash equivalents	7	-	-	11,68,018	-	-	5,65,007
Total Financial Assets		-	-	88,31,16,963	-	-	88,02,15,092
Financial Liabilities:							
Borrowings	9	-	-	83,28,69,881	-	-	34,50,43,051
Trade payables	11	-	-	4,38,632	-	-	8,22,815
Other Financial Liabilities	12	-	-	-	-	-	51,83,81,545
Total Financial Liabilities		-	-	83,33,08,513	-	-	86,42,47,411

(ii) Fair value hierarchy

Fair value hierarchy explains the judgement and estimates made in determining the fair values of the financial instruments that are -

- recognised and measured at fair value
- measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs)

Assets and Liabilities that are disclosed at Amortised Cost for which Fair values are disclosed are classified as Level 3.

If one or more of the significant inputs is not based on observable market data, the respective assets and liabilities are considered under Level 3.

(iii) Fair value of financial assets and liabilities measured at amortised cost

Particulars	Refer note	31 March 2021		31 March 2020	
		Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets:					
Loans	6	10,76,46,677	10,76,46,677	10,53,47,817	10,53,47,817
Other financial assets	3	77,43,02,268	77,43,02,268	77,43,02,268	77,43,02,268
Cash and cash equivalents	7	11,68,018	11,68,018	5,65,007	5,65,007
Total Financial Assets		88,31,16,963	88,31,16,963	88,02,15,092	88,02,15,092
Financial Liabilities:					
Borrowings	9	83,28,69,881	83,28,69,881	34,50,43,051	34,50,43,051
Trade payables	11	4,38,632	4,38,632	8,22,815	8,22,815
Other Financial Liabilities	12	-	-	51,83,81,545	51,83,81,545
Total Financial Liabilities		83,33,08,513	83,33,08,513	86,42,47,411	86,42,47,411

Note 25 : Financial risk management objectives and policies

The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk : interest rate risk, currency risk and other price risk. Major financial instruments affected by market risk includes loans and borrowings.

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to interest rate risk pertaining to funds borrowed at fixed interest rates. Hence the Company is not required to determine the sensitivity analyses with regard to interest rate risk.

b) Foreign currency risk

The Company is not exposed to foreign exchange risk as at the respective reporting dates.

c) Other price risk

The Company is not exposed to any other price risk.

ii) Credit Risk

Credit risk refers to the risk of default on its obligation by the counterparty resulting in a financial loss. The Company does not foresee any credit risk.

iii) Liquidity risk

Liquidity is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price.

The Company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

The table below provides details regarding the contractual maturities of significant financial liabilities:

(Amount in Rs.)

Particulars	On demand	0 - 6 months	6 - 12 months	More than 1 year	Total
As at 31 March 2021					
Borrowings	-			83,28,69,881	83,28,69,881
Trade payables	4,38,632				4,38,632
Other financial liabilities	-				-
	4,38,632	-	-	83,28,69,881	83,33,08,513
As at 31 March 2020					
Borrowings	-			34,50,43,051	34,50,43,051
Trade payables	8,22,815				8,22,815
Other financial liabilities	51,83,81,545				51,83,81,545
	51,92,04,360	-	-	34,50,43,051	86,42,47,411

Prozone Developers and Realtors Private Limited

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

Note 26 : Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The Company strives to safeguard its ability to continue as a going concern so that they can maximise returns for the shareholders and benefits for other stake holders. The aim to maintain an optimal capital structure and minimise cost of capital.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may return capital to shareholders, issue new shares or adjust the dividend payment to shareholders (if permitted). Consistent with others in the industry, the Company monitors its capital using the gearing ratio which is total debt divided by total capital plus total debts.

(Amount in Rs.)

Particulars	As at 31.03.2021	As at 31.03.2020
Total debts	83,28,69,881	34,50,43,051
Total equity	(1,51,54,442)	1,24,98,126
Total debts to equity ratio (Gearing ratio)	1.02	0.97

Note 27 : The Company has accumulated losses as at the balance sheet date which indicate the existence of an uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The Holding Company is capable to support whenever required and arrange for the necessary funds. Accordingly, these financial statements have been prepared on a going concern basis.

Note 28 : The outbreak of Corona virus (COVID-19) pandemic globally and in India is causing significant disturbance. The Company has taken into account the possible impact of Covid-19 in preparation of the financial statements, including its assessment of recoverable value of its assets based on internal and external information upto the date of approval of these financial statements and current indicators of future economic conditions.

Note 29 : During the year, the application has been filed with National Company Law Tribunal on 20th August, 2020 for the Scheme of Amalgamation of Royal Mall Private Limited (a fellow subsidiary), the Amalgamating Company in to the Company with effect from the Appointed Date being 1st January, 2020 as per the provisions of Section 230 and 232 of the Companies Act. Tribunal has sanctioned the Scheme vide order dated 17th March, 2021 through videoconference meetin and uploaded on its website. However, a certified copy of the Order have not been received due to Covid situation. The Scheme will be effective from the day on which the order passed by NCLT sanctioning the proposed Scheme after obtaining the relevant approval, is filed with the Registrar of Companies, Mumbai.

Note 30: Prior year comparatives

Previous year's figures have been regrouped or reclassified, to conform to the current year's presentation wherever considered necessary.

Notes form an integral part of these Ind AS standalone financial statements

For S G C O & Co. LLP

Chartered Accountants

Firm Registration No : 112081W/W100184

For and on behalf of the Board of Directors

Suresh Murarka

Partner

Mem. No. 44739

Sudhanshu Chaturvedi

Director

DIN : 05151360

Prashant Koparde

Director

DIN :06838824

Place : Mumbai

Date : 22.06.2021

Place : Mumbai

Date : 22.06.2021

Snehal Pawar

Company Secretary