S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
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INDEPENDENT AUDITOR'S REPORT

To the Members of Prestige Projects Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Prestige Projects Private Limited ("the Company"), which comprise the Balance sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the 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 audit opinion on the financial statements.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such 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, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management 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, cash flows and changes in equity of the Company in accordance with

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the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the 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 the 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 with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the

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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.

Other Matter

The financial statements of the Company for the year ended March 31, 2022, included in these financial statements, have been audited by the predecessor auditor who expressed an unmodified opinion on those statements on May 23, 2022.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("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 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:

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

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

    (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

    (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

    (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;

    (f) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

    (g) The Company has not paid any managerial remuneration during the year and hence provisions of section 197 read with Schedule V of the act are not applicable to the Company for the year ended March 31, 2023;

    (h) 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, as amended in our opinion and to the best of our information and according to the explanations given to us:

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i. The Company does not have any pending litigations which would impact its financial position;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in note 44 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, as disclosed in note 44 to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567
UDIN: 23209567BGXVYY5435

S.R. Batliboi & Associates LLP Bengaluru

Place of Signature: Bengaluru, India
Date: May 30, 2023

Annexure 1 Referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

Re: Prestige Projects Private Limited ("the Company")

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(a) (B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.

(b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.

(c) The title deeds (registered sale deed/ transfer deed) of immovable properties disclosed in Note 5 to the financial statements included in Investment Property are held in the name of the Company.

(d) The Company has not revalued its Property, Plant and Equipment during the year ended March 31, 2023.

(e) As disclosed in Note 44 to financial statements, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) Having regard to the nature of inventory comprising of work in progress of projects under development, the management has conducted physical verification of inventory by way of verification of title deeds, site visits and certification of extent of work completion by competent persons, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.

(b) As disclosed in Note 19 to the financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks and/or financial institutions during the year on the basis of security of current assets of the Company. Based on representation given by the management, there are no requirements of filing quarterly returns or statements with banks or financial institutions as per the terms of relevant agreements of such sanctioned working capital limits during the year therefore the Company has not filed any quarterly returns/statements with such banks and financial institutions during the year. Hence, we are unable to comment on the agreement with the books of account of the Company.

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(iii) (a) During the year the Company has provided loans, advances in the nature of loans, stood guarantee and provided security to companies, firms, Limited Liability Partnerships or any other parties as follows:

(Rs. In millions)

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided/ assigned during the year				
- Subsidiaries	-	-	-	-
- Jointly controlled entities	-	-		-
- Associates	-	-	-	-
- Others	-	-	10,915.45	-
Balance outstanding as at balance sheet date in respect of above cases				
- Subsidiaries	-	-	-	-
- Jointly controlled entities	-	-	-	-
- Associates	-	-	-	-
- Others	-	-	11,427.24	-

Also refer Note 12 and 42 to the financial statements.

(b) During the year the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees to companies, firms, Limited Liability Partnerships or any other parties are not prejudicial to the Company's interest, except as regards interest free loans and advances in the nature of loans given to the below mentioned companies. Also refer Note 12 to the financial statements.

(Rs. In millions)

Name of the party	Relationship	Amount granted	Outstanding balance
Prestige Estates Projects Limited	Shareholder	1,415.45	117.24
Prestige Builders and Developers Private Limited	Shareholder	4,850.00	4,850.00
Pinnacle Investments	Shareholder	2,000.00	2,000.00

(c) The Company has granted loans and / or advances in the nature of loans during the year to companies, firms, Limited Liability Partnerships or any other parties. In cases where the schedule of repayment of principal and payment of interest has been stipulated and the repayment or receipts are regular. In all other cases loans and / or advances in the nature of loans including interest are re-payable on demand and the repayment of principal amount and payment of interest is as demanded.

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(d) There are no amounts of loans and / or advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.

(e) There were no loan and / or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties which had fallen due during the year.

(f) As disclosed in Note 12 to the financial statements, the Company has granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Of these following are the details of the aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

(Rs. In millions)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans during the year			
- Repayable on demand	10,915.45	6,265.45	2,000.00
- Without specifying any terms	-	-	-
Percentage of loans/ advances in nature of loans to the total loans	100.00%	57.40%	18.32%

(iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company to the extent applicable.

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company.

(vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there have been serious delays in deposit of tax deducted at source and goods and services tax in few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) There are no dues of goods and services tax, provident fund, employees' state insurance, income tax, sales-tax, service tax, customs duty, excise duty, value added tax, cess, and other statutory dues which have not been deposited on account of any dispute.

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(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) Based on information and explanations given by the management and confirmations given by lenders, the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) Term loans were applied for the purpose for which the loans were obtained.

(d) On an overall examination of the financial statements of the Company, the Company has used funds raised on short-term basis in the form of Term loans from banks aggregating to Rs. 1,183.29 million for long-term purposes representing mainly towards expenditure for additions to Investment Property.

(e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has utilized the monies raised during the year by way of initial public offer/ further public offer (including debt instruments) in the nature of debt instruments – non convertible debentures for the purposes for which they were raised.

(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) No material fraud by the Company or no material fraud on the Company has been noticed or reported during the year.

(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) (a), (b) & (c) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

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(xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.

(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(d) There are no other Companies part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(xvii) The Company has incurred cash losses in the current and immediately preceding financial year amounting to Rs. 71.67 million and Rs. 135.89 million respectively.

(xviii) The previous statutory auditors of the Company have resigned during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.

(xix) On the basis of the financial ratios disclosed in note 43 to the financial statements, the ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and considering the Company's current liabilities exceeds the current assets by Rs. 1,183.29 million, nothing has come to our attention, which causes us to believe that Company is not capable of meeting its liabilities, existing at the date of balance sheet, as and when they fall due within a period of one year from the balance sheet date.

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

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(xx) (a) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) of the Order is not applicable to the Company.

(b) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(b) of the Order is not applicable to the Company.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567
UDIN: 23209567BGXVYY5435

S.R. Batliboi & Associates LLP
Bengaluru

Place of Signature: Bengaluru, India
Date: May 30, 2023

Annexure 2 to the Independent Auditor's Report of even date on the financial statements of Prestige Projects Private Limited

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Prestige Projects Private Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these 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 controls over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these 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 internal financial controls over financial reporting with reference to these financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements

A company's internal financial control over financial reporting with reference to these 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

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Bengaluru

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these 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 over financial reporting with reference to these financial statements and such internal financial controls over financial reporting with reference to these financial statements were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567
UDIN: 23209567BGXVYY5435

S.R. Batliboi & Associates LLP
Bengaluru

Place of Signature: Bengaluru, India
Date: May 30, 2023

PRESTIGE PROJECTS PRIVATE LIMITED
Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025
CIN: U45201KA2008PTC046784

BALANCE SHEET AS AT 31 MARCH 2023

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
A. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment	4	0.25	0.34
(b) Capital work-in-progress		-	-
(c) Investment property	5	722.08	71.20
(d) Financial assets			
(i) Other financial assets	6	-	133.50
(e) Deferred tax assets(net)	7	492.90	416.04
(f) Income tax assets (net)		241.04	21.00
		1,456.27	**642.08**
(2) Current assets			
(a) Inventories	8	23,842.38	10,140.36
(b) Financial Assets			
(i) Trade receivables	9	864.91	2,923.86
(ii) Cash and cash equivalents	10	4,726.94	7,393.52
(iii) Other bank balances	11	420.63	-
(iv) Loans	12	11,427.24	3,200.00
(v) Other financial assets	13	2,556.49	422.84
(c) Other current assets	14	7,730.76	1,465.98
		51,569.35	**25,546.56**
Total		**53,025.62**	**26,188.64**
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	15	56.60	56.60
(b) Other Equity	16	203.41	253.06
		260.01	**309.66**
(2) Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	17	-	6,000.00
(b) Provisions	18	12.97	8.28
		12.97	**6,008.28**
(3) Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	19	14,519.07	5,488.13
(ii) Trade payables	20		
- Dues to micro and small enterprises		20.68	22.15
- Dues to creditors other than micro and small enterprises		615.27	379.38
(iii) Other financial liabilities	21	1,135.58	465.13
(b) Other current liabilities	22	36,459.37	13,513.99
(c) Provisions	23	2.67	1.92
		52,752.64	**19,870.70**
Total		**53,025.62**	**26,188.64**

See accompanying notes forming part of the Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per **Adarsh Ranka**
Partner
Membership No.209567

S.R. Batliboi & Associates LLP Bengaluru

Place: Bengaluru
Date: 30 May, 2023

For and on behalf of the board of directors
Prestige Projects Private Limited

Sameera Noaman
Director
DIN: 01191723

Almas Rezwan
Director
DIN: 01217463

Lingraj Patra
Company Secretary

Prestige Projects Pvt. Ltd. Bangalore

Place: Bengaluru
Date: 30 May, 2023

PRESTIGE PROJECTS PRIVATE LIMITED
Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025
CIN: U45201KA2008PTC046784

PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2023

Rs. In Million

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Other Income	24	468.02	110.60
Total Income - (I)		**468.02**	**110.60**
Expenses			
(Increase)/ decrease in inventory	25	(13,702.02)	(4,738.35)
Contractor cost		4,813.78	844.96
Purchase of project material		371.03	208.85
Land cost		5,982.85	62.65
Employee benefits expense	26	144.11	46.89
Finance costs	27	1,575.87	3,402.91
Depreciation and amortisation expense	4	0.09	0.12
Other expenses	28	1,354.07	418.58
Total Expenses - (II)		**539.78**	**246.61**
Profit/(Loss) before tax (III= I-II)		**(71.76)**	**(136.01)**
Tax expense :	29		
Current tax		52.55	381.81
Deferred tax		(76.31)	(416.04)
Total Tax expenses (IV)		**(23.76)**	**(34.23)**
Net Profit/(Loss) for the year (V= III-IV)		**(48.00)**	**(101.78)**
Other comprehensive income (VI)			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit liabilities / (asset) (net of tax)		(2.20)	0.52
Tax impact		0.55	-
Total Other comprehensive income/ (loss)		**(1.65)**	**0.52**
Profit/(Loss) for the year (after tax) and Other Comprehensive Income/ (Loss) (after tax)] (V+VI)		**(49.65)**	**(101.26)**
Earning per share (equity shares, par value of Rs. 10 each)			
- Basic and diluted	30	(8.48)	(175.66)

See accompanying notes forming part of the Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.209567

S.R. Batliboi & Associates LLP Bengaluru

Place: Bengaluru
Date: 30 May, 2023

For and on behalf of the board of directors
Prestige Projects Private Limited

Sameera Noaman
Director
DIN: 01191723

Almas Rezwan
Director
DIN: 01217463

Lingraj Patra
Company Secretary

Prestige Projects Pvt. Ltd. Bangalore

Place: Bengaluru
Date: 30 May, 2023

PRESTIGE PROJECTS PRIVATE LIMITED
Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025
CIN: U45201KA2008PTC046784

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Cash flow from operating activities :		
Profit/(Loss) before tax	**(71.76)**	**(136.01)**
Add: Adjustments for		
Depreciation and amortisation expense	0.09	0.12
	0.09	**0.12**
Less: Incomes / credits considered separately		
Interest income	446.72	51.70
	446.72	**51.70**
Add: Expenses / debits considered separately		
Finance costs	1,478.20	3,394.45
	1,478.20	**3,394.45**
Operating (loss)/Profit before changes in working capital	**959.81**	**3,206.86**
Adjustments for:		
(Increase) / decrease in trade receivables	2,058.95	(2,923.86)
(Increase) / Decrease in Inventories	(13,702.02)	(4,737.56)
(Increase) / decrease in financial asset	(1,837.70)	341.70
(Increase) / decrease in Other assets	(6,264.78)	(946.42)
Increase/(decrease) in trade payables	234.42	400.10
Increase/(decrease) in other financial liabilities	110.95	(1,070.50)
Increase/(decrease) in other liabilities	22,945.39	13,496.99
Increase/(decrease) in provisions	3.24	10.72
	3,548.45	**4,571.17**
Cash generated from operations	**4,508.26**	**7,778.03**
Direct taxes (paid)/refund (net)	(272.59)	(401.60)
Net cash generated from/(used in) operations - A	**4,235.67**	**7,376.43**
Cash flow from investing activities		
Capital expenditure on property,plant and equipment,investment property (including capital work-in-progress)	(650.88)	(390.23)
Inter corporate deposits and loans given	(10,915.46)	(3,200.00)
Inter corporate deposits given recovered	2,688.21	-
(Investments in)/redemption of bank deposits (having original maturity of more than three months) - net	(287.13)	-
Interest received	150.77	(5.30)
Net cash from/(used in) investing activities - B	**(9,014.49)**	**(3,595.53)**
Cash flow from financing activities		
Proceeds from Issue of Optionally Convertible Debentures	-	1,841.83
Inter corporate deposits taken	1,265.72	692.50
Inter corporate deposits repaid	(1,265.72)	(2,246.47)
Proceeds from Issue of Non-Convertible Debentures	2,000.00	6,000.00
Redemption on Non-Convertible Debentures	(8,000.00)	-
Secured loans availed	10,300.00	-
Secured loans repaid	(1,269.06)	-
Finance costs paid	(918.70)	(2,681.30)
Net cash from/(used in) financing activities - C	**2,112.24**	**3,606.56**
Net increase / (decrease) in cash and cash equivalents during the year (A+B+C)	**(2,666.58)**	**7,387.46**
Cash and cash equivalents opening balance	7,393.52	6.06
Cash and cash equivalents closing balance	**4,726.94**	**7,393.52**

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S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE PROJECTS PRIVATE LIMITED
Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025
CIN: U45201KA2008PTC046784

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 10)	4,726.94	7,393.52
Cash and cash equivalents at the end of the year as per cash flow statement above	**4,726.94**	**7,393.52**
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	-	-
Balances with banks		
- in current accounts	1,786.94	3,793.52
- in deposit accounts	2,940.00	3,600.00
	4,726.94	**7,393.52**
Changes in liabilities arising from financing activities		
Borrowings (including current maturities & debentures)		
At the beginning of the year	11,488.13	3,939.72
Add: Cash Inflows	13,565.72	8,534.33
Less: Cash outflows	(10,534.78)	(4,088.30)
Fair Value Changes/ Other adjustments	-	3,102.38
Outstanding at the end of the year	**14,519.07**	**11,488.13**

See accompanying notes forming part of the Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.209567

S.R. Batliboi & Associates LLP Bengaluru

Place: Bengaluru
Date: 30 May, 2023

For and on behalf of the board of directors
Prestige Projects Private Limited

Sameera Noaman
Director
DIN: 01191723

Almas Rezwan
Director
DIN: 01217463

Lingraj Patra
Company Secretary

Prestige Projects Pvt. Ltd. Bangalore

Place: Bengaluru
Date: 30 May, 2023

PRESTIGE PROJECTS PRIVATE LIMITED
Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025
CIN: U45201KA2008PTC046784

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2023

Rs. In Million

Particulars	Equity share capital	Other Equity			Total equity
		Securities Premium	Retained Earnings	Total	
As at 1 April 2021	**33.96**	**720.31**	**(24.87)**	**695.44**	**729.40**
Loss for the year	-	-	(101.78)	(101.78)	(101.78)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	0.52	0.52	0.52
Issue of equity shares	22.64	379.19	-	379.19	401.83
Utilization of share premium	-	(720.31)	-	(720.31)	(720.31)
As at 31 March 2022	**56.60**	**379.19**	**(126.13)**	**253.06**	**309.66**
Loss for the year	-	-	(48.00)	(48.00)	(48.00)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	(1.65)	(1.65)	(1.65)
As at 31 March 2023	**56.60**	**379.19**	**(175.78)**	**203.41**	**260.01**

See accompanying notes forming part of the Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants

per Adarsh Ranka
Partner
Membership No.209567

S.R. Batliboi & Associates LLP Bengaluru

Place: Bengaluru
Date: 30 May, 2023

For and on behalf of the board of directors
Prestige Projects Private Limited

Sameera Noaman
Director
DIN: 01191723

Almas Rezwan
Director
DIN: 01217463

Lingraj Patra
Company Secretary

Place: Bengaluru
Date: 30 May, 2023

Prestige Projects Pvt. Ltd. Bangalore

PRESTIGE PROJECTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

1 Corporate Information

Prestige Projects Private Limited ("the Company") was incorporated as a Private Limited Company under the Companies Act, 1956 (the "Act"). The registered office of the Company is in The Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025, India. The Company is engaged in the business of real estate development.

The financial statements have been authorised for issuance by the Company's Board of Directors on 30 May, 2023.

2 Significant accounting policies

2.1 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (as amended from time to time) . The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest million Indian Rupees as per the requirement of Schedule III, unless otherwise stated.

2.3 Changes in accounting policies and disclosures

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year.

There were certain amendments to standards and interpretations which are applicable for the first time for the year ended 31 March 2023, but either the same are not relevant or do not have an impact on the financial statements of the Company. The Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

2.4 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Fair value measurements (Refer note 2.5),

- Accounting for revenue and land cost for projects executed through joint development arrangement (Refer note 2.6),
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.6),
- Useful lives of investment property; property, plant and equipment and intangible assets (Refer note 2.12, 2.13 and 2.14),
- Impairment of tangible and intangible assets other than goodwill (Refer note 2.16) and
- Net realisable value of inventory (Refer note 2.10)

2.5 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

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In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:
- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

2.6 Revenue Recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

i. Recognition of revenue from sale of real estate inventory property

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

- on transfer of legal title of the residential or commercial unit to the customer; or
- on transfer of physical possession of the residential or commercial unit to the customer.

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated with each other.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

In respect of Joint development ('JD') arrangements wherein the land owner/ possessor provides land and in lieu of land owner providing land, the Company transfers certain percentage of constructed area/ revenue proceeds, the revenue from development and transfer of constructed area to land owner is recognised over time using percentage-of-completion method ('POC method') of accounting. Project costs include fair value of such land received and the same is accounted on launch of the project.

When the fair value of the land received cannot be measured reliably, the revenue and cost, is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred.

In case of JD arrangements, where performance obligation is satisfied over time, the Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

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ii. Recognition of revenue from contractual projects

Revenue from contractual project is recognised over time, using an input method with reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs.

The Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

The stage of completion on a project is measured on the basis of proportion of the contract work based upon the contracts/ agreements entered into by the Company with its customers.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately when such probability is determined.

iii. Recognition of revenue from other operating activities

Revenue from project management fees is recognised over period of time as per terms of the contract.

Revenue from assignment is recognised at the point in time as per terms of the contract.

Revenue from marketing is recognised at the point in time basis efforts expended.

iv. Contract Balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. Contracts in which the goods or services transferred are lower than the amount billed to the customer, the difference is recognised as "Unearned revenue" and presented in the Balance Sheet under "Other current liabilities".

v. Contract cost assets

The Company pays sales commission for contracts that they obtain to sell certain units of property and capitalises the incremental costs of obtaining a contract. These costs are amortised on a systematic basis that is consistent with the transfer of the property to the customer. Capitalised costs to obtain such contracts are presented separately as a current asset in the Balance Sheet.

Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

2.7 Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is

A qualifying asset is an asset that necessarily takes a period of 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

2.8 Advance paid towards land procurement

Advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognised as land advance under other current assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories. Management is of the view that these advances are given under normal trade practices and are neither in the nature of loans nor advance in the nature of loans.

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2.9 Foreign Currency Transactions

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Statement of Profit and Loss.

2.10 Inventories

Related to contractual and real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the Statement of Profit and Loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.

Finished goods - Flats & Plots: Valued at lower of cost and net realisable value.

Land inventory - Valued at lower of cost and net realisable value.

2.11 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current 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). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

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

2.12 Property, plant and equipment

Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

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Depreciation method, estimated useful lives and residual values
Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the property, plant and equipment as follows:

Particulars	Useful life estimated by the management
Vehicles*	10 Years

The Management believes that the useful life as given above best represents the period over which the Management expects to use these assets. Hence the useful life for these assets is different from the useful life as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Statement of Profit and Loss.

2.13 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

Investment properties are depreciated using written-down value method over the useful lives. Investment properties generally have a useful life of 58-60 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

The fair value of investment property is disclosed in the notes, where applicable.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in statement of profit and loss in the period in which the property is derecognised.

2.14 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of Profit and Loss when asset is derecognized.

2.15 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

2.16 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

Prestige Projects Pvt. Ltd. Bangalore

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If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Statement of Profit

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Statement of Profit and Loss.

2.17 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

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 Company 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 Company does not recognize a contingent liability but discloses its existence in the financial statements.

2.18 Financial Instruments

i Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through Statement of Profit and Loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

ii Subsequent measurement

a. Non-derivative financial instruments

Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset 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.

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling 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. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through Statement of Profit and Loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

b. Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are recognized as a deduction from equity, net of any tax effects.

c. Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

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d. Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through Statement of Profit and Loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Statement of Profit and Loss.

2.19 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Company is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects. Refer Note 38 for the maturity profile for such financial liabilities.

b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases.

Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

2.20 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

2.21 Earnings per share

Basic earnings per share is computed by dividing net income attributable to the shareholders by the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

2.22 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the company's Board of Directors.

2.23 Statement of cash flows

Statement of Cash flows is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

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3 Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statements.

Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statement.

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4 Property, plant and equipment

Rs. In Million

Particulars	Vehicles*	Total
Gross Carrying Amount		
Balance as at 01 April 2021	**0.87**	**0.87**
Additions	-	-
Deletions	-	-
Balance as at 31 March 2022	**0.87**	**0.87**
Additions	-	-
Deletions	-	-
Balance as at 31 March 2023	**0.87**	**0.87**
Accumulated depreciation		
Balance as at 01 April 2021	**0.41**	**0.41**
Depreciation charge during the year	0.12	0.12
Deletions	-	-
Balance as at 31 March 2022	**0.53**	**0.53**
Depreciation charge during the year	0.09	0.09
Deletions	-	-
Balance as at 31 March 2023	**0.62**	**0.62**
Net carrying amount		
Balance as at 31 March 2022	**0.34**	**0.34**
Balance as at 31 March 2023	**0.25**	**0.25**

*** Owned unless otherwise stated**

5 Investment property

Rs. In Million

Particulars	Land	Total
Gross Carrying Amount		
Balance as at 01 April 2021	**3,255.50**	**3,255.50**
Additions	-	-
Deletions / Transfer to inventory (Note No.41)	(3,184.30)	(3,184.30)
Balance as at 31 March 2022	**71.20**	**71.20**
Additions	650.88	650.88
Deletions	-	-
Balance as at 31 March 2023	**722.08**	**722.08**
Accumulated depreciation		
Balance as at 01 April 2021	-	-
Depreciation charge during the year	-	-
Deletions	-	-
Balance as at 31 March 2022	-	-
Depreciation charge during the year	-	-
Deletions	-	-
Balance as at 31 March 2023	-	-
Net carrying amount		
Balance as at 31 March 2022	**71.20**	**71.20**
Balance as at 31 March 2023	**722.08**	**722.08**

i. Investment property of the Company consists of land in Bengaluru. During the previous year, the Company had received approvals for development of plotted development, residential apartments, villas and retail mall and accordingly had re-classified the cost incurred on this project as inventory/ capital work in progress based on the actual project development.
The cost relating to retail malls are in design and construction stage, the Management believes that the fair value can be reliably measured on completion.

ii. The Company has no contractual obligations to either purchase, construct or develop investment properties.

iii. The Company has not revalued its property, plant and equipment and investment properties.

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iv. Capital work-in-progress (including Investment property under construction)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
Opening balance		-	1,756.89
Addition			-
Captalisation			-
Transfer to inventory	41	-	(1,756.89)
Closing balance		-	-
a. Composition of Capital work-in-progress			
Investment property under construction		-	-
Others		-	-
Total		-	-
b. Ageing schedule			
Amounts in Capital work-in-progress for the period of			
Less than 1 year		-	-
More than 1 year and less than 2 years		-	-
More than 2 year and less than 3 years		-	-
More than 3 years		-	-
Total		-	-

c. There are no projects whose completion is overdue under capital work-in-progress.

d. There are no projects where activities has been suspended under capital work-in-progress.

6 Other financial assets (Non-current)

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
To Others - unsecured, considered good		
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments	-	133.50
	-	**133.50**

7 Deferred tax asset/ (liabilities) (net)

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Deferred tax relates to the following		
Deferred tax assets		
Impact on accounting for real estates projects income (Revenue net of cost)	492.90	381.81
Carried forward losses	-	34.23
	492.90	**416.04**

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8 Inventories (At lower of cost and Net Realisable Value)

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Work in progress - projects	23,842.38	10,140.36
	23,842.38	**10,140.36**
Carrying amount of inventories pledged as security for borrowings	17,786.00	10,140.36

9 Trade receivables (unsecured)

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Carried at amortised cost		
Receivables considered good	864.91	2,923.86
	864.91	**2,923.86**

i. Receivables pledged as security for borrowings — 864.91 | -

ii. Trade receivables ageing schedule

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Undisputed - Considered good		
Not due	395.78	1,736.92
Less than 6 months	46.44	1,186.94
More than 6 months and less than 1 year	415.60	-
More than 1 year and less than 2 years	7.09	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	864.91	2,923.86
Undisputed - Which have significant increase in credit risk		
Not due	-	-
Less than 6 months	-	-
More than 6 months and less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	-	-
Undisputed - Credit impaired	-	-
	-	-
	864.91	2,923.86

There are no disputed and unbilled trade receivables.

iii. Trade receivable from related party refer note 42.

10 Cash and cash equivalents

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Balances with banks		
- in current accounts*	1,786.94	3,793.52
-in fixed deposits	2,940.00	3,600.00
	4,726.94	7,393.52

*Cash and Cash Equivalents and Bank balances includes balances in Escrow account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

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11 Other bank balances

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Balances in earmarked accounts		
-Balances held as margin money	420.63	-
	420.63	-

Margin money deposits are subject to first charge as security for borrowings

12 Loans (Current)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
To related parties - unsecured, considered good			
Inter corporate deposits and loans **	42	7,077.24	1,500.00
To others - unsecured, considered good			
Inter corporate deposits		4,350.00	1,700.00
		11,427.24	**3,200.00**

Loans* due from :

Particulars	As at 31 March 2023		As at 31 March 2022	
	Amount (In Million)	% of total	Amount (In Million)	% of total
Promoters	4,967.24	70%	-	-
Directors	-	0%	-	-
Key managerial personnel	-	0%	-	-
Other related parties	2,110.00	30%	1,500.00	100%
	7,077.24	**100%**	**1,500.00**	**100%**

*Loans represents loans and advances in the nature of loans, repayable on demand

** During the year ended March 31, 2023, the Company had advanced interest free loans to its share holders in the normal course of business and had been approved by a special resolution of the shareholders of the Company. The interest free loan have cumulative balance of Rs 6,967.24 million outstanding as at March 31, 2023. These amounts were paid based on the terms underlined in the Shareholders agreement.

13 Other financial assets (Current)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
To related parties - unsecured, considered good			
Other advances	42	-	274.06
Interest accrued but not due on deposits	42	112.08	38.61
To Others - unsecured, considered good			
Refundable Deposit*		2,162.30	50.00
Interest accrued but not due on deposits		281.05	58.57
Security deposits		1.06	1.60
		2,556.49	422.84

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* Refundable Deposit includes amount recoverable from landowners as per the terms of Joint Development agreement. The management of the Company is in the process of recovering/ adjusting the said amount from the land owners. The management is confident that the said amounts would be recovered/adjusted in due course of time.

14 Other current assets

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
To related parties - unsecured, considered good			
Advance paid to suppliers	42	4.69	-
To others - unsecured, considered good			
Advance paid for purchase of land*		4,526.30	610.90
Advance paid to suppliers		1,945.55	765.88
Prepaid expenses		1,254.22	89.20
		7,730.76	**1,465.98**

* Advance paid for land (including advance paid for land aggregation) though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Company and the Company/ seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances.

15 Equity share capital

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Authorised capital		
60,000 (March 31, 2022 - 60,000) Class E Equity shares of Rs 10 each	1.00	1.00
5,940,000 (March 31, 2022 - 5,940,000) Ordinary Equity shares of Rs 10 each	59.00	59.00
	60.00	**60.00**
Issued, subscribed and fully paid up		
5,660,000 (March 31, 2022 - 5,660,000) Ordinary Equity shares of Rs 10 each	56.60	56.60
	56.60	**56.60**

a Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year

Particulars	No of shares	Share Capital (Rs. In Million)
Ordinary Equity Shares		
Balance as at 1 April, 2021	33,96,000	33.96
Issued during the year	22,64,000	22.64
Balance as at 31 March, 2022	56,60,000	56.60
Issued during the year	-	-
Balance as at 31 March, 2023	**56,60,000**	**56.60**

b There have been no buy back of shares, issue of shares by way of bonus shares or issue of shares pursuant to contract without payment being received in cash for the period of five years immediately preceding the balance sheet date.

c The equity shares of the Company comprise of 'Ordinary equity shares of Rs. 10 each' and 'Class E equity shares of Rs. 10 each'. All rights, privileges and conditions are in accordance with the terms of issue of equity shares under the Companies Act, 2013 and the Articles of Association of the Company.

Ordinary Equity shares carry voting rights and dividend rights. Class E equity shares carry dividend rights but no voting rights.

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d List of persons holding more than 5 percent equity shares in the Company

Name of the shareholder	As at 31 March 2023		As at 31 March 2022	
	No of shares	% of holding	No of shares	% of holding
Ordinary Equity Shares				
Prestige Builders & Developers Private Limited	22,74,000	40.17%	22,74,000	40.17%
Prestige Estates Projects Limited	11,21,995	19.82%	11,21,995	19.82%
Pinnacle Investments	22,64,000	40.00%	22,64,000	40.00%
	56,59,995	99.99%	56,59,995	99.99%

e Shareholding of promoters

Name of the share holder	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% change during the year
As at 31 March 2023					
Prestige Estates Projects Limited	11,21,995	-	11,21,995	19.82%	0.00%
Irfan Razack	1	-	1	0.00%	0.00%
Rezwan Razack	1	-	1	0.00%	0.00%
Noaman Razack	1	-	1	0.00%	0.00%
Badrunissa Irfan	1	-	1	0.00%	0.00%
Zayd Noaman	1	-	1	0.00%	0.00%
Prestige Builders & Developers Private Limited	22,74,000	-	22,74,000	40.18%	0.00%
	33,96,000	**-**	**33,96,000**	**60.00%**	**0.00%**

Name of the share holder	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% change during the year
As at 31 March 2022					
Prestige Estates Projects Limited	11,21,995	-	11,21,995	19.82%	0.00%
Irfan Razack	1	-	1	0.00%	0.00%
Rezwan Razack	1	-	1	0.00%	0.00%
Noaman Razack	1	-	1	0.00%	0.00%
Badrunissa Irfan	1	-	1	0.00%	0.00%
Zayd Noaman	1	-	1	0.00%	0.00%
Prestige Builders & Developers Private Limited	22,74,000	-	22,74,000	40.18%	0.00%
	33,96,000	**-**	**33,96,000**	**60.00%**	**0.00%**

16 Other Equity

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
Securities premium	**16.1**	379.19	379.19
Retained earnings	**16.2**	(175.78)	(126.13)
		203.41	**253.06**

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16.1 Securities premium

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Opening balance	379.19	720.31
Add: Additions during the year	-	379.19
Less: Utilization during the year	-	(720.31)
	379.19	**379.19**

Securities premium is used to record the premium on issue of equity shares and optionally convertible debentures. The reserve is utilised in accordance with the provisions of the Act.

16.2 Retained Earnings

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Opening balance	(126.13)	(24.87)
Add: Loss for the year	(48.00)	(101.78)
Add: Other Comprehensive Income (net of tax)	(1.65)	0.52
	(175.78)	**(126.13)**

The cumulative gain or loss arising from the operations which is retained by the Company is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit for the year including other comprehensive income is transferred from the Statement of Profit and Loss to the retained earnings.

17 Borrowings (Non-current)

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Carried at amortised cost		
Term loans (Secured)		
- Redeemable non-convertible debentures (Refer note below 17.1)	-	6,000.00
	-	**6,000.00**

17.1 Terms and conditions :

During January 2022, the Company had issued 6,000 rated, listed, redeemable Non-convertible Debentures (NCDs) Series I of face value Rs.1,000,000 each for a total amount of Rs. 6,000 Million on a private placement basis. These NCDs were listed on the National Stock Exchange (NSE) with effect from January 10, 2022.

Further, the company during July 2022 had issued 2,000 rated, listed, redeemable Non-convertible Debentures (NCDs) Series II of face value Rs. 1,000,000 each for a total amount of Rs. 2,000 Million on a private placement basis. These NCDs were listed on the National Stock Exchange (NSE) with effect from July 08, 2022.

The NCD's carried an interest rate of 8.90% per annum for Series I NCD's and 9.50% per annum for Series II NCD's.

The NCD's were repayable commencing from April 5, 2024 in 8 equal quarterly installments.

The Asset cover in respect of these NCDs is more than hundred and fifty percent of principal outstanding. These NCDs are secured by way of exclusive charge on the immovable project/ property situated in Bangalore owned by the Company and hypothecation over all present and future receivables of the Company.

Redeemable Non-convertible Debentures (NCDs) Series I and Series II has been fully redeemed as of January 05, 2023.

18 Provisions (Non-Current)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
Provision for employee benefits	35		
-Gratuity		12.97	8.28
		12.97	**8.28**

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19 Borrowings (Current)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
Carried at amortised cost			
Loans from related parties (unsecured)	42		
-Non Convertible debentures* (Refer note below 19.1 & 19.2)		3,988.13	3,988.13
- Loans and advances (Refer note below19.3)		1,500.00	1,500.00
Term loans (Secured)			
-From banks	19.5 to 19.8	9,030.94	-
		14,519.07	**5,488.13**

Terms and conditions :

19.1 Series A and Series B Non Convertible Debentures (NCDs)
The Company had issued 12,61,39,767 Series A and 2,26,73,567 Series B Non-Convertible Debentures (NCD's) at a face value of Rs.10 each during the year 2018. The NCD's have a tenure of 20 years and carry a coupon rate of interest of 18% per annum. During the previous year, the Company had received approvals for development of plotted development, residential apartments, villas and retail mall. The NCDs being project specific borrowings and utilised in the aforesaid project, thus had been reclassified from Non-current liabilities to current liabilities during the year ended March 31, 2022.

19.2 The Company had issued 250,000,000 Series C NCD of Rs. 10 each to Pinnacle investments carrying a interest rate of 18% per annum. The debentures have a tenure of 2 years and shall be repayable at a premium decided between the company and debenture holder.

19.3 The loan obtained by Company from Pinnacle Investments on account of restructing carries a interest at the rate of 18% per annum and its repayable at demand.

19.4 Series A and Series B OCD
- The Company had issued Series A and Series B OCDs (Optionally convertible debentures) to HDFC Capital Affordable Real Estates Fund 1 (HCARE) at a face value of Rs.10 each and a premium of Rs.18.52 per OCD. It carried a interest rate of 12% per annum.
- During the previous year, the Company had issued Series C OCD's to Pinnacle Investments, the proceeds of which was utilized to settle the interest accrued on the Series A and Series B OCD's issued to HCARE, post which Pinnacle Investments purchased the Series A and Series B OCD's from HCARE.
-Pursuant to the above restructuring, the Series A, Series B and Series C OCD's held by Pinnacle Investments had been replaced by NCDs of Rs. 2,500 Million Loan of Rs. 1,500 Million and Equity shares worth Rs. 401.83 Million.
- Further, the premium payable on redemption of the Series A and Series B OCDs had been accrued by way of a charge to Securities premium (to the extent available) and the balance charged to the Statement of profit and loss. The above costs (interest and premium on Series A and Series B OCD) have been inventorised as part of the project to the extent permitted under Ind AS 16.

19.5	Aggregate amount of loans guaranteed by directors	-	-

19.6 Security Details :
Mortgage of certain immovable properties of the Company including related inventories, project receivables and undivided share of land belonging to the Company.

Lien against RERA collection account and escrow account.

19.7 Repayment and other terms :
Repayable after 37 months in 24 monthly instalments
These secured loans are subject to interest rates of MCLR 8.40 % + Spread 1.1% per annum.

19.8 In respect of working capital limits basis security of current assets of the Company there are no requirements of filing quarterly returns or statements with banks or financial institutions as per the terms of relevant agreements. Further in respect of borrowings, there is no requirement to file quarterly returns or statements with banks or financial institutions as per the terms of the borrowings.

20 Trade payables

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Carried at amortised cost		
- Dues to micro and small enterprises	20.68	22.15
- Dues to creditors other than micro and small enterprises	615.27	379.38
	635.95	**401.53**

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20a Disclosure as required under Micro, Small and Medium Enterprises Development Act, 2006 :

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
i. Principal amount remaining unpaid to any supplier as at the end of the accounting year	20.68	22.15
ii. Interest due thereon remaining unpaid to any supplier as at the end of the accounting	-	-
iii. The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
iv. The amount of interest due and payable for the year	-	-
v. The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
vi. 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	-	-

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 is determined to the extent such parties have been identified on the basis of the information available with the company. This has been relied upon by the Auditors.

20b Trade payable ageing schedule

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Dues to micro and small enterprises		
Not Due	20.68	22.15
Less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	20.68	22.15
Dues to creditors other than micro and small enterprises		
Not Due	523.40	338.15
Less than 1 year	53.93	32.51
More than 1 year and less than 2 years	29.36	1.77
More than 2 year and less than 3 years	1.63	6.95
More than 3 years	6.95	-
	615.27	379.38
	635.95	**401.53**
Trade payables includes retention payable, the ageing is tabulated below :		
Not Due	11.15	5.34
Less than 1 year	51.69	26.62
More than 1 year and less than 2 years	29.36	1.77
More than 2 year and less than 3 years	1.63	6.95
More than 3 years	6.95	-
	100.78	40.68

There are no disputed and unbilled dues payable.

20c Trade payable to related party refer note 42.

21 Other financial liabilities (Current)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
Carried at amortised cost			
Unsecured, repayable on demand			
Interest accrued but not due on borrowings	42	1,019.08	459.58
Deposits towards lease and maintenance		90.08	-
Other liabilities		26.42	5.55
		1,135.58	**465.13**

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22 Other current liabilities

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Advance rent / maintenance received	90.15	-
Withholding taxes and duties	158.17	277.91
Advance received from customer	107.56	92.19
Unearned revenue	36,103.49	13,143.89
	36,459.37	**13,513.99**

23 Provisions (Current)

Rs. In Million

Particulars	Note No.	As at 31 March 2023	As at 31 March 2022
Provision for employee benefits	35		
-Compensated absences		2.67	1.92
		2.67	**1.92**

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NOTES FORMING PART OF FINANCIAL STATEMENTS

24 Other income

Rs. In Million

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Interest income on inter-corporate deposit	42	81.63	42.90
Interest income on fixed deposit		142.17	8.80
Interest income on others		222.92	54.56
Assignment fees/ cancellation fees		20.94	4.26
Miscellaneous income		0.36	0.08
		468.02	**110.60**

25 (Increase)/ Decrease in inventory

Rs. In Million

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Opening work in progress		10,140.36	-
Add: Transfer from capital work-in progress & investment property	41	-	5,402.01
Less: Closing work in progress		23,842.38	10,140.36
		(13,702.02)	**(4,738.35)**

26 Employee benefits expense

Rs. In Million

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Salaries, wages and bonus		137.09	36.36
Contribution to provident and other funds		4.77	1.73
Gratuity expense	35	2.25	8.80
		144.11	**46.89**

27 Finance costs

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Interest on borrowings	1,478.20	3,394.45
Interest on delayed payment of Taxes	-	4.48
Other borrowing costs	97.67	3.98
	1,575.87	**3,402.91**

28 Other expenses

Rs. In Million

Particulars	Note No.	Year ended 31 March 2023	Year ended 31 March 2022
Selling Expenses			
Advertisement and sponsorship fee		119.15	104.62
Travelling Expenses		2.32	2.86
Business promotion		0.17	13.35
Repairs and maintenance			
Building		49.47	13.29
Vehicle		0.04	0.06
Rates and taxes		431.24	136.48
Legal and professional charges		709.25	133.71
Auditor's remuneration	28a	1.70	1.20
Property tax		14.42	4.79
Vehicle Insurance expense		3.30	0.02
Donations		1.15	-
Loss on Foreign Exchange transaction		0.69	0.14
Printing and Stationery		2.57	3.88
Power and fuel		17.48	3.56
Miscellaneous expenses		1.12	0.62
		1,354.07	**418.58**

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28a Auditor's remuneration

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Payment to Auditors (net of applicable taxes) :		
For statutory audit (including limited reviews)	1.70	1.20
	1.70	**1.20**

The Company avails input credit for GST and hence no GST expense is accrued.

29 Tax expenses

a Income tax recognised in statement of profit and loss

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Current tax		
In respect of the current year	58.25	381.81
In respect of the prior year	(5.70)	-
	52.55	381.81
Deferred tax	(76.31)	(416.04)
Tax expense for the year	(23.76)	(34.23)

b Income tax recognised in other comprehensive income

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Deferred tax		
Remeasurement of defined benefit obligation	(0.55)	-
Total income tax recognised in other comprehensive income	**(0.55)**	**-**

c Reconciliation of tax expense and accounting profit

Rs. In Million

Particulars		Year ended 31 March 2023	Year ended 31 March 2022
Loss before tax from continuing operations		(71.76)	(136.01)
Applicable tax rate		25.17%	25.17%
Income tax expense calculated at applicable tax rate	**A**	(18.06)	(34.23)
Adjustment on account of :			
Excess tax provision for prior years reversed in current year		(5.70)	-
	B	(5.70)	-
Income tax expense recognised in statement of profit and loss (A+B)		(23.76)	(34.23)

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30 Earning per share (EPS)

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
	(48.00)	(822.09)
Net loss for the year available to equity shareholders - Basic & Diluted (Rs. in Million)		
Attributable to Equity shares		
- Attributable to Ordinary equity shares	(48.00)	(822.09)
Weighted average number of equity shares outstanding - Basic and diluted		
- Attributable to Ordinary equity shares (in Numbers)	5,659,995	4,679,962
Nominal Value of shares (in Rupees)	10	10
Basic and Diluted Earnings per Share (in Rupees)		
- Attributable to Ordinary equity shares	(8.48)	(175.66)

30a Revenue from contracts with customers are given in Annexure - IV

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31 Commitments

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
1. Capital commitments (Net of advances)	21.24	-
2. Bank guarantees	-	-

3. The Company enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.

4. The Company has entered into agreements with land owners under which the Company is required to make payments based on the terms/ milestones stipulated under the respective agreements.

5. The Company has entered into joint development agreements with owners of land for its construction and development. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements. Further the Company has given guarantees in favour of certain Joint Development partners without any commission charged on such guarantees considering the economic interest with such partners. Accordingly, management is of the view that these guarantees are not prejudicial to the interests of the Company.

32 Contingent liabilities (to the extent not provided for)

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
1 Claims against Company not acknowledged as debts	-	-
2 Corporate guarantees given on behalf of other entities	-	-

3 The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for lands acquired by it for construction purposes, either through joint development agreements or through outright purchases. These cases are pending with various courts and are scheduled for hearings. The management believes that these cases will not adversely effect its financial statements.

33 In the opinion of the Management all the current assets have value of realization in the ordinary course of business which is at least equal to the amount at which they are stated in the balance sheet.

34 Segment Information

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development activity, which is considered to be the only reportable segment by the Management. The Company's operations are in India only.

35 Employee benefit plans

(i) Defined Contribution Plans : The Company contributes to provident fund and employee state insurance scheme which are defined contribution plans.

The Company has recognized the following amounts in the Statement of Profit and Loss under defined contribution plan whereby the Company is required to contribute a specified percentage of the payroll costs to fund the benefits:

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Employers' contribution to provident fund	4.77	1.73
	4.77	**1.73**

Note: The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

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(ii) Defined Benefit Plan : The Company provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basic salary per month.

Risk exposure

The defined benefit plan typically expose the Company to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit.
Interest Rate Risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary Risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

a. Components of defined benefit cost :

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Current Service cost	1.63	1.09
Interest expenses / (income) net	0.86	0.54
Components of defined benefit cost recognised in Statement of Profit and Loss	**2.49**	**1.63**
Remeasurement (gains)/ losses in OCI:		
Actuarial (Gain) / loss for changes in financial assumptions	(0.10)	(0.08)
Actuarial (Gain) / loss due to experience adjustments	2.30	(0.44)
Components of defined benefit cost recognised in Other Comprehensive Income	**2.20**	**(0.52)**
Total components of defined benefit cost for the year	**4.69**	**1.11**

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the Statement of Profit and Loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.

b. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Present value of funded defined benefit obligation	12.97	8.28
Net liability arising from defined benefit obligation	**12.97**	**8.28**

c. Movements in the present value of the defined benefit obligation are as follows:

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Opening defined benefit obligation	8.28	7.17
Current service cost	1.63	1.09
Interest cost	0.86	0.54
Actuarial (Gain) /loss (through OCI)	2.20	(0.52)
Closing defined benefit obligation	**12.97**	**8.28**

d. Net asset/(liability) recognised in balance sheet

Less: Present Value of Defined Benefit Obligation	12.97	8.28
Net asset/(liability) recognised in balance sheet	**(12.97)**	**(8.28)**

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e. Actuarial Assumptions

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Discount Rate	7.20%	7.10%
Rate of increase in compensation	7.00%	7.00%
Attrition rate	Refer table below	
Retirement age	58 years	58 years

Attrition rate

Age	As at 31 March 2023	As at 31 March 2022
Upto 30	10.00%	10.00%
31-40	5.00%	5.00%
41-50	3.00%	3.00%
Above 50	2.00%	2.00%

f. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and employee attrition. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Impact on defined benefit obligation:

Rs. In Million

Particulars		Year ended 31 March 2023	Year ended 31 March 2022
Discount rate	Increase by 100 basis points	(0.82)	(0.53)
	Decrease by 100 basis points	0.94	0.61
Salary escalation rate	Increase by 100 basis points	0.99	0.64
	Decrease by 100 basis points	(0.89)	(0.57)
Employee attrition rate	Increase by 100 basis points	(0.01)	(0.01)
	Decrease by 100 basis points	0.01	0.01

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the Company's liability for earned leave and is not funded.
Leave encashment benefit expensed in the Statement of Profit and Loss for the year is Rs. 0.89 Million (31 March 2022: Rs. 1.92 Million)

Leave encashment benefit outstanding is Rs. 2.67 Million (31 March 2022 : Rs. 1.92 Million).

36 Foreign currency exposures that have not been hedged by a derivative instruments or otherwise.

Particulars	As at 31 March 2023		As at 31 March 2022	
	Amount (Rs. In Million)	Amount (In Million)	Amount (Rs. In Million)	Amount ($ In Million)
Due to:				
Creditors (US $)	3.57	0.04	-	-
Creditors (GBP)	12.41	0.12	-	-

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37 Financial Instruments

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Financial assets at amortized cost:		
(i) Trade receivables	864.91	2,923.86
(ii) Cash and cash equivalents	4,726.94	7,393.52
(iii) Other bank balances	420.63	-
(iv) Loans	11,427.24	3,200.00
(v) Other financial assets	2,556.49	556.34
	19,996.21	**14,073.72**
Financial liabilities carried at amortized cost:		
(i) Borrowings	14,519.07	11,488.13
(ii) Trade payables	635.95	401.53
(iii) Other financial liabilities	1,135.58	465.13
	16,290.60	**12,354.79**

38 Financial risk management objectives and policies

The Company's principal financial liabilities comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance land acquisition and Companies real estate operations. The Company's principal financial assets include cash and cash equivalents and other advances.

The management is of the view that the terms and conditions of the security given, land advances, refundable deposits, loans and advances are not prejudicial to the interest of the Company considering its economic interest and furtherance of the business objectives.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's Board of Directors oversees the management of these risks. The Company's Board of Directors ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

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 two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at 31 March 2023 and 31 March 2022. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt are constant.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 March 2023 and 31 March 2022.

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's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

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Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Decrease in interest rate by 50 basis points	52.65	-
Increase in interest rate by 50 basis points	(52.65)	-

II Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade and other receivables

Trade receivables of the Company comprises of receivables towards sale of properties, rental receivables and other receivables.

Receivables towards sale of property - The Company is not substantially exposed to credit risk as property is delivered on payment of dues. However the Company make provision for expected credit loss where any property developed by the Company is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Other Receivables - Credit risk is managed as per the Company's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Refundable joint development deposits

The Company is subject to credit risk in relation to refundable deposits given under joint development arrangements. The management considers that the risk is low as it is in the possession of the land and the property share that is to be delivered to the land owner under the joint development arrangements.

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the Balance Sheet at 31 March 2023 and 31 March 2022 is the carrying amounts.

III Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities:

Rs. In Million

	On demand	< 1 years	1 to 5 years	> 5 years	Total
As at 31 March 2023					
Borrowings	1,500.00	302.00	12,717.07	-	14,519.07
Trade payables	-	635.95	-	-	635.95
Other financial liabilities	-	1,135.58	-	-	1,135.58
	1,500.00	**2,073.53**	**12,717.07**	-	**16,290.60**
As at 31 March 2022					
Borrowings	1,500.00	-	9,988.13	-	11,488.13
Trade payables	-	401.53	-	-	401.53
Other financial liabilities	-	465.13	-	-	465.13
	1,500.00	**866.66**	**9,988.13**	-	**12,354.79**

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39 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, securities premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company, through its Board of Directors 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 adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company's policy is to keep the debt equity ratio below 1.00. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

Rs. In Million

Particulars	**Note No.**	**As at 31 March 2023**	**As at 31 March 2022**
Borrowings - Current	19	14,519.07	5,488.13
Borrowings - Non-current	17	-	6,000.00
Less: Borrowings from related parties	19	(5,488.13)	(5,488.13)
Less: Cash and cash equivalents	10	(4,726.94)	(7,393.52)
Less: Other bank balances	11	(420.63)	-
Net debt		**3,883.37**	**(1,393.52)**
Equity		**260.01**	**309.66**
Total capital		**260.01**	**309.66**
Debt equity ratio for the purpose of capital management		14.94	(4.50)

40 Notes relating to Corporate Social Responsibility

The Provisions of Corporate Social Responsibility is not applicable, as the company has not met the conditions mentioned under Sec 135 of companies act 2013.

41 During the previous year, the Company had received approvals for development of plotted development, residential apartments, villas and retail mall and accordingly had re-classified the cost incurred on this project as inventory/ capital work in progress based on the actual project development.

42 List of related parties

A. Entity with significant influence/ control

Prestige Estates Projects Limited (Ultimate Holding Company w.e.f. 02.09.2021)
Prestige Builders and Developers Private Limited (Holding Company w.e.f. 02.09.2021)
Pinnacle Investments (w.e.f. 25.09.2021)
HDFC Capital Affordable Real Estates Fund - 1 (till 02.09.2021)

B. Other parties

Entities under common control

Prestige Property Management & Services
Prestige Garden Estates Private Limited
K2K Infrastructure (India) Private Limited
Prestige Southcity Holdings
Prestige Nottinghill Investments
Falcon Property Management & Services
Prestige Hospitality Ventures Limited
Prestige Sunrise Investments
Apex Realty Ventures LLP

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Entities in which ultimate holding company has significant influence

Lokhandwala DB Realty LLP

Prestige Projects Pvt. Ltd. Bangalore

Entities in which partners are interested

Morph Design Company
Window Care
Spring Green
Morph
Sublime
Prestige Fashions Private Limited
Prestige Golf Resorts Private Limited

C. Key management personnel:

Sameera Noaman, Director
Almas Rezwan, Director
Badrunissa Irfan, Director
Biji George Koshy, Director
Neelam Chhiber, Director
Lingraj Patra, Company Secretary (from December 13, 2021)
Amit Mor, Chief Financial Officer of Prestige Estates Projects Limited (from June 8, 2021)

Relative of Key management personnel:

Akanksha Mor

Details of related party transactions during the year and balances outstanding at the year end are given in Annexure - I.

43 Financial Ratios are given in Annexure - II

44 Other Statutory Information are given in Annexure - III

Signatures to Notes 1 to 44

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.209567

S.R. Batliboi & Associates LLP Bengaluru

Place: Bengaluru
Date: 30 May, 2023

For and on behalf of the board of directors
Prestige Projects Private Limited

Sameera Noaman
Director
DIN: 01191723

Almas Rezwan
Director
DIN: 01217463

Lingraj Patra
Company Secretary

Prestige Projects Pvt. Ltd. Bangalore

Place: Bengaluru
Date: 30 May, 2023

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Annexure-I to Note No.42 - Details of Related Party Transactions and Balances

		Rs. In Million
Particulars	**Year ended 31 March 2023**	**Year ended 31 March 2022**
Transactions during the year		
Inter-corporate deposits taken		
Prestige Estates Projects Limited	1,265.72	752.50
	1,265.72	752.50
Repayment of Inter-corporate deposits taken		
Prestige Estates Projects Limited	1,265.72	2,306.47
	1,265.72	2,306.47
Inter-corporate deposits and Loans given		
Pinnacle Investments	2,000.00	-
Prestige Garden Estates Private Limited	-	1,500.00
Prestige Builders and Developers Private Limited	4,850.00	-
Prestige Estates Projects Limited	1,415.45	-
	8,265.45	1,500.00
Inter-corporate deposits given recovered		
Prestige Garden Estates Private Limited	1,390.00	-
Prestige Estates Projects Limited	1,298.21	
	2,688.21	-
Interest on issue of Optionally Convertible Debentures/ Non-Convertible Debentures/Loans and Advances		
HDFC Capital Affordable Real Estates Fund - 1	-	1,841.83
Prestige Estates Projects Limited	267.86	690.82
Pinnacle Investments	720.00	370.85
	987.86	2,903.50
Interest on Inter-corporate deposits taken		
Prestige Estates Projects Limited	-	241.93
	-	241.93
Interest on Inter-corporate deposits paid		
Prestige Garden Estates Private Limited	81.63	42.90
	81.63	42.90
Optionally Convertible Debentures redeemed (including premium & interest)		
HDFC Capital Affordable Real Estates Fund - 1	-	4,401.83
	-	4,401.83
Sale of Units		
Akanksha Mor	9.36	4.48
	9.36	4.48
Proceeds from issue of Optionally Convertible Debentures*		
Pinnacle Investments	-	1,841.83
	-	1,841.83

*The Company had issued Series C OCD's to Pinnacle Investments, post which Pinnacle Investments had purchased the Series A and Series B OCD's from HCARE. Subsequently, Series A, Series B and Series C OCD's held by Pinnacle Investments had been replaced by NCDs of Rs. 2,500 Million Loan of Rs. 1,500 Million and Equity shares worth Rs. 401.83 Million.

PRESTIGE PROJECTS PVT. LTD. Bangalore

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE PROJECTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Annexure-I to Note No.42 - Details of Related Party Transactions and Balances

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Management Contract		
Prestige Hospitality Ventures Limited	423.39	151.06
	423.39	151.06
Purchase of goods and services		
Prestige Estates Projects Limited	19.02	24.13
Prestige Property Management & Services	2.47	5.23
K2K Infrastructure (India) Private Limited	31.33	25.32
Prestige Southcity Holdings	-	0.01
Prestige Nottinghill Investments	0.32	-
Prestige Sunrise Investments	-	0.30
Apex Realty Ventures LLP	-	0.35
Spring Green	44.50	2.22
Sublime	30.47	35.02
Window Care	1.78	1.63
Falcon Property Management & Services	41.09	-
Prestige Fashions Private Limited	0.15	-
Morph	-	0.53
Morph Design Company	4.91	17.97
	176.04	112.71
Corporate guarantee taken		
Prestige Estates Projects Limited	2,000.00	6,000.00
	2,000.00	6,000.00
Release of Corporate guarantee taken		
Prestige Estates Projects Limited	8,000.00	-
	8,000.00	-

Balance Outstanding

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Interest accrued but not due on inter-corporate deposits taken		
Pinnacle Investments	981.76	333.76
	981.76	333.76
Inter-corporate deposits and Loans receivable		
Pinnacle Investments	2,000.00	-
Prestige Garden Estates Private Limited	110.00	1,500.00
Prestige Estates Projects Limited	117.24	-
Prestige Builders and Developers Private Limited	4,850.00	-
	7,077.24	1,500.00
Interest accrued but not due on inter-corporate deposits given		
Prestige Garden Estates Private Limited	112.08	38.61
	112.08	38.61

PRESTIGE PROJECTS PVT. LTD. Bangalore

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PRESTIGE PROJECTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Annexure-I to Note No.42 - Details of Related Party Transactions and Balances

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Non convertible debentures		
Pinnacle Investments	2,500.00	2,500.00
Prestige Estates Projects Limited	1,488.13	1,488.13
	3,988.13	3,988.13
Loans and Advances taken		
Pinnacle Investments	1,500.00	1,500.00
	1,500.00	1,500.00
Trade payables		
Prestige Property Management & Services	1.22	0.03
Falcon Property Management & Services	9.73	-
Spring Green	3.38	-
Morph	-	0.46
Morph Design Company	0.19	-
Apex Realty Ventures LLP	0.06	-
Prestige Hospitality Ventures Limited	-	148.50
K2K Infrastructure (India) Private Limited	16.14	1.63
	30.72	150.62
Other liabilities		
Prestige Estates Projects Limited	-	8.71
	-	8.71
Other Advances		
Prestige Estates Projects Limited	0.06	274.06
K2K Infrastructure (India) Private Limited	4.69	-
Lokhandwala DB Realty LLP	-	50.00
Apex Realty Ventures LLP	-	0.21
Sublime	-	24.44
	4.75	348.71
Trade Receivable		
Akanksha Mor	0.80	3.00
	0.80	3.00

a) Related party relationships are as identified by the Company on the basis of information available with them and relied upon by the auditors.
b) No amount is / has been written back during the year in respect of debts due from or to related party.
c) Reimbursement of actual expenses is not disclosed in transactions with related parties during the year.

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PRESTIGE PROJECTS PVT. LTD. Bangalore

PRESTIGE PROJECTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Annexure-II to Note No. 43 - Financial Ratios

	Ratios / measures	Numerator	Denominator	As at 31 March 2023	As at 31 March 2022	% Change	Reference
i	Current ratio	Current assets	Current liabilities	0.98	1.29	-0.24%	(b)
ii	Debt Equity ratio	Debt	Total shareholders' equity	55.84	37.10	50.52%	(c)
iii	Debt service coverage ratio	Earnings available for debt service	Debt Service	(0.01)	(0.01)	-44.64%	(b)
iv	Return on equity [%]	Net Profits after taxes	Average Shareholder's Equity	(0.17)	(0.19)	-10.57%	(d)
v	Inventory turnover ratio	Cost of goods sold	Average inventory	NA	NA	NA	(a)
vi	Trade receivables turnover ratio	Revenue from operations	Average trade receivables	NA	NA	NA	(a)
vii	Trade payables turnover ratio	Total Expenses	Average trade payables	24.14	7.62	216.83%	(b)
viii	Net capital turnover ratio	Revenue from operations	Average working capital	NA	NA	NA	(a)
ix	Net profit [%]	Net profit	Revenue from operations	NA	NA	NA	(a)
x	EBITDA [%]	EBITDA	Revenue from operations	NA	NA	NA	(a)
xi	Return on capital employed [%]	EBIT	Total net worth and debt	NA	NA	NA	(a)
xii	Return on investment	Interest Income	Investment	4.23%	0.24%	1694.82%	(e)

Abbreviation used

Debt	includes current and non-current
Total shareholders' equity	includes shareholders funds and retained earnings
EBITDA	Earnings Before Interest Depreciation and Tax
EBIT	Earnings Before Interest and Tax

Reasons for variances

(a) The company follows the completed contract method of accounting for recognising revenues from contracts with customers. The above ratios have been indicated as not applicable since the company did not have project revenues during the year presented.

(b) The operations of the company has commenced resulting in movement in the ratios.

(c) The Company has availed loan during the year, thus impacting the debt equity ratio.

(d) The Company has incurred various selling expenditures for the launched of the project during the year. These expenses are not expenses resulting in adverse return on equity.

(e) The Company has invested in fixed deposits during the year, thus impacting return on investments.

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PRESTIGE PROJECTS PVT. LTD. Bangalore

PRESTIGE PROJECTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Annexure-III to Note No.44 - Other Statutory Information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
(ii) The Company does not have any transactions with companies struck off.
(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
(iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
(v) Disclosure requirements where company has advanced or loaned or invested funds
(a) During the year, the Company has given Inter Corporate Deposits ('ICD') aggregating to Rs. 3,377.24 million (31 March 2022: Rs. 3,200 million), to its fellow subsidiaries, holding company, ultimate holding company and others, which have been further utilised by the said fellow subsidiaries, ultimate holding company and others for their business purposes and hence not covered under (b) to (d) below

(b) Details of fund advanced or loaned or invested in Intermediary by the Company.

Sl. No	Name of Intermediary	Nature of transaction (Advanced/	Date of transaction	Amount (Rs in million)	PAN of the Intermediary	Relationship with the Company
1	Prestige Builders and Developers Private Limited	Loaned	Various dates	4,850.00	AAECP3401H	Holding Company

(c) Details of fund further advanced or loaned or invested by Intermediaries listed in (a) above to other Intermediaries or Ultimate Beneficiaries.

Sl. No	Name of Intermediary/ Other	Name of Other Intermediary/ Ultimate	Nature of transaction (Advanced/	Date of transaction	Amount (Rs in million)	PAN of the ultimate beneficiary	Relationship with the Company
1	Prestige Builders and Developers Private Limited	Prestige Estates Projects Limited	Loaned	Various dates	4,850.00*	AABCP8096K	Ultimate Holding Company

*including interest on Inter-corporate deposits payable by Prestige Builders and Developers Private Limited to Prestige Estates Projects Limited

(d) The company has not provided any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
(e) The management of the Company declares that, the relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and the Companies Act has been complied with for above transactions in (a), (b) and (c) above and such transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003).

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
(vii) The Company has not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
(viii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

PRESTIGE PROJECTS PVT. LTD. Bangalore

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Annexure-IV to Note No.30a - Revenue from contracts with customers:

i) Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Timing of transfer of goods or services		
Revenue from goods or services transferred to customers at a point in time	20.94	4.26
Revenue from goods or services transferred over time	-	-
	20.94	**4.26**

ii) Contract balances and performance obligations

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Contract liabilities *	36,103.49	13,143.89
Trade receivables	864.91	2,923.86
	35,238.58	**10,220.03**

* Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers/ landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of the agreements executed with customers and the applicable laws and regulations.

Set out below is the amount of revenue recognised from:

Rs. In Million

Particulars	As at 31 March 2023	As at 31 March 2022
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	-	-
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	77,525.33	38,255.15

** The entity expects to satisfy the said performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at March 31, 2023.

iii) Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Revenue as per contracted price	20.940	4.260
Less: Discount/ rebates	-	-
Revenue from contract with customers	**20.940**	**4.260**

iv) Assets recognised from the costs to obtain or fulfil a contract with a customer

Rs. In Million

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Inventories	23,842.38	10,140.36
Prepaid expenses (represents brokerage costs pertaining to sale of residential units)	1,254.22	89.20

PRESTIGE PROJECTS PVT. LTD. Bangalore

S.R. Batliboi & Associates LLP Bengaluru

BOARD OF DIRECTOR'S REPORT

To,
The Members of
Prestige Projects Private Limited,
Bangalore

Your Directors take pleasure in presenting the Board's Report together with the audited financial statements and the Auditors' Report of your Company for the financial year ended March 31, 2023. The summarized financial results for the financial year 2022-23 are as under:

1. FINANCIAL SUMMARY AND HIGHLIGHTS:

The following gives a summary of the financial results of the Company:

(Amount in million)

Particulars	For the year ended 31.03.2023	For the year ended 31.03.2022
Revenue from Operations	-	-
Other Income	468.1	110.60
Total Income	**468.1**	**110.60**
Total Expenses	539.79	246.61
Profit/(loss) before Tax	**(71.765)**	**(136.01)**
Less: Tax Expense:		
Current Tax	52.578	381.81
Deferred Tax	(76.306)	(416.04)
Profit/(loss) after tax for the year	**(48.006)**	**(101.78)**
EPS: Basic and Diluted	(8.48)	-175.66

2. OPERATING RESULTS:

During the year under review, your Company recorded a total income of Rs. 468.1 million. The losses after tax for the year is Rs. 48.006 million compared to previous year's loss of Rs. 101.78 million.

3. NATURE OF BUSINESS:

The Company is engaged in the business of real estate development. There has been no change in the nature of business of the Company during the year under review.

4. CAPITAL AND DEBT STRUCTURE:

Share Capital:

The authorized share capital of your Company as at the end of the year under review was as under:

Type of shares	No. of shares	Aggregate Amount (in Rs.)
Ordinary Equity Shares of Rs. 10 each	59,40,000	5,94,00,000
Class "E" Equity Shares of Rs. 10 each	60,000	6,00,000
Total	**6,000,000**	**6,00,00,000**

The issued, subscribed and paid-up share capital of your Company as at the end of the year under review was as under:

Type of shares	No. of shares	Aggregate Amount (in Rs.)
Ordinary Equity Shares of Rs. 10 each	56,60,000	5,66,00,000
Total	**56,60,000**	**5,66,00,000**

a. Listed Non-Convertible Debentures ("NCDS"):

During January 2022, the Company had issued 6,000 rated, listed, redeemable Non-convertible Debentures (NCDs) Series I and subsequently in July 2022, the Company issued 2,000 rated, listed, redeemable Non-convertible Debentures (NCDs) Series II of face value Rs.10,00,000/- each for a total amount of Rs. 8,000 million on a private placement basis. These NCDs have been listed on the National Stock Exchange (NSE) with effect from January 10, 2022 and July 8, 2022 respectively. The NCD's carry an interest rate of 8.90% per annum and 9.50% per annum respectively. These NCDs are secured by way of exclusive charge on the immovable project situated in Bangalore owned by the Company and hypothecation over all present and future monies receivable.

As per the applicable clauses of Debenture Trust Deed, the Board has approved for partial redemption of Series I & Series II Non-Convertible Debentures by way of face value reduction on a quarterly basis during the financial year and the NCDs stand fully redeemed as on January 5, 2023 and are de-listed from the National Stock Exchange of India Limited pursuant to pre-mature redemption.

Debenture Trustee Details:

Catalyst Trusteeship Limited
Address : Windsor, 6th Floor, Office No. 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai - 400098, Maharashtra, India.
Phone : 91 22 - 49220505
E-mail : umesh.salvi@ctltrustee.com
Website : www.catalysttrustee.com

5. MATERIAL CHANGES BETWEEN THE DATE OF THE BOARD REPORT AND END OF FINANCIAL YEAR:

There were no significant material changes and commitments which occurred affecting the Financial Position of your Company between March 31, 2023 and the date of approval of this report.

6. CHANGE IN STATUS OF THE COMPANY:

There was no change in the status of the Company during the period under review.

7. TRANSFER TO GENERAL RESERVES:

There were no transfers to General Reserve during the financial year 2022-23.

8. DIVIDEND:

During the financial year ended March 31, 2023, the Board has not proposed for any dividend payable to the shareholders.

9. DEPOSITS:

During the financial year under review, the Company did not accept any deposits covered under chapter V of the Companies Act, 2013 and Section 73 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

10. CREDIT RATING:

During the period under review, your Company has received credit rating from ICRA Limited for its borrowing program as under:

Facilities	Rating
Secured, Rated, Listed, Redeemable Non-Convertible Debentures	[ICRA] A+ (CE) (Stable) Dated May 6, 2022

11. INFORMATION ABOUT HOLDING/SUBSIDIARY/ASSOCIATE COMPANIES:

As on March 31, 2023, Prestige Estates Projects Limited with its subsidiary Company Prestige Builders and Developers Private Limited together holds 60% equity shares of the Company.

The Company does not have any subsidiary Company during the period under review.

12. DETAILS OF BOARD OF DIRECTORS AND KMPS, IF ANY:

Sl. No.	Name	Date of appointment	Designation
1.	Badrunissa Irfan	28/03/2015	Director
2.	Sameera Noaman	28/03/2015	Director
3.	Almas Rezwan	28/03/2015	Director
4.	Neelam Chibber*	03/08/2022	Independent Director
5.	Biji George Koshy*	03/08/2022	Independent Director
6.	Lingraj Patra	13/12/2021	Company Secretary

*Ms. Neelam Chibber & Mr. Biji George Koshy was appointed as the Independent Directors to hold office for a term of 5 (five) years of the Company at the Annual General Meeting of the Company held on September 30, 2022 as per the Companies Act, 2013.

Changes in Composition of Board after closure of financial year 2021-22:

There were no changes in the Composition of the Board of Directors after the closure of financial year under review.

13. MEETINGS OF BOARD OF DIRECTORS:

Sl. No.	Dates on which Board Meetings
1	16.05.2022
2	23.05.2022
3	06.07.2022
4	08.07.2022
5	03.08.2022
6	06.09.2022

7	07.09.2022
8	27.09.2022
9	08.11.2022
10	23.12.2022
11	13.01.2023
12	30.01.2023
13	06.02.2023
14	14.02.2023
15	06.03.2023
16	27.03.2022

During the year 16 Board Meetings were convened. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013.

14. RE-APPOINTMENT OF DIRECTOR RETIRING BY ROTATION:

In terms of Section 152 of the Act, Mrs. Almas Rezwan (DIN: 01217463), is liable to retire by rotation at the ensuing Annual General Meeting and being eligible offers herself for reappointment.

The Board of Directors have recommended the reappointment of Mrs. Almas Rezwan.

15. DECLARATION BY INDEPENDENT DIRECTORS:

The Independent Directors of the Company have provided the declaration of Independence as required under Section 149(7) of the Companies Act, 2013, confirming that they meet the criteria of Independence under Section 149(6) of the Companies Act, 2013 read with the Regulation 25(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

16. BOARD COMMITTEES:

At the Board Meeting held on August 3, 2022, the Board has constituted following committees as per the Companies Act, 2013 and SEBI (LODR) Regulations, 2015:

a. Audit committee:

The Audit Committee is currently comprised with:

Name	Category	Designation
Biji George Koshy	Non-Executive & Independent Director	Chairman

Neelam Chhiber	Non-Executive & Independent Director	Member
Badrunissa Irfan	Executive Director	Member

The Audit Committee Meetings for FY 22-23 was held on the following dates:

1. 06.09.2022
2. 08.11.2022
3. 14.02.2023

b. Nomination and remuneration committee:

The Nomination and Remuneration Committee is currently comprised with:

Name	Category	Designation
Biji George Koshy	Non-Executive & Independent Director	Chairman
Neelam Chhiber	Non-Executive & Independent Director	Member
Sameera Noaman	Non-Executive & Non-Independent Director	Member

The Nomination & Remuneration Committee meeting was held on September 7, 2022

The Company has redeemed the 6,000 rated, listed, redeemable Non-convertible Debentures (NCDs) Series I and subsequently 2,000 rated, listed, redeemable Non-convertible Debentures (NCDs) Series II of face value Rs.10,00,000/ and accordingly the Company is not required to constitute the Stakeholder Relationship Committee & Risk Management Committee and subsequently the Committees stand dissolved as on January 13, 2023.

17. DISCLOSURE RELATING TO REMUNERATION OF EMPLOYEES:

There are no employees receiving remuneration more than Rs. 1,02,00,000/- (Rupees One Crore Two Lakhs only) per annum and /or Rs. 8,50,000/-(Rupees Eight Lakh Fifty Thousand only) per month. Therefore statement/disclosure pursuant to Sub Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is not required to be circulated to the members and is not attached to the Annual Report.

There are no employees posted and working in a country outside India, not being Directors or relatives, drawing more Rs. 1,02,00,000/- (Rupees One Crore Two Lakhs only) per annum and /or Rs. 8,50,000/-(Rupees Eight Lakh Fifty Thousand only) per month as the case may be. Therefore statement/disclosure pursuant to Sub Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is not required to be circulated to the members and is not attached to the Annual Report.

1. The details of top 10 employees in terms of remuneration drawn during the year

(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii	(Viii)	(ix)	(x)
Name of the Employee	**Designation**	**Nature of employment Permanent/ Contractual**	**Qualifications and experience**	**Remuneration paid (In Rs.)**	**Date of commencement of employment**	**Age**	**Previous employment & designation**	**% of equity shares held by the employee in the company**	**Whether the employee is a relative of director or of the company. If yes, name of such director**
NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

2. the details of employees who were in receipt of remuneration, in aggregation, not less than Rs. 1,02,00,000/- per annum, employed for the full year or not less than Rs. 8,50,000/- per month, employed for part of the year

(i)	(ii)	(iii)	(iv	(v)	(vi)	(vii	(Viii)	(ix)	(x)
Name of the Employee	**Designation**	**Nature of employment Permanent/ Contractual**	**Qualifications and experience**	**Remuneration paid (In Rs.)**	**Date of commencement of employment**	**Age**	**Previous employment & designation**	**% of equity shares held by the employee in the company**	**Whether the employee is a relative of director of the company. If yes, name of such director**
NIL	NIL	NIL	NIl	NIL	NIL	NIL	NIL	NIL	NIL

18. **PARTICULARS OF CONTRACTS UNDER SECTION 188:**

None of the transactions with related parties' falls under the scope of Section 188(1) of the Companies Act, 2013 as the same is in ordinary course of business and at arm's length. Please refer explanation provided in AOC-2 as ***Annexure-I*** to Note No.43 of the notes to accounts of Financials of the company.

19. **DISCLOSURE UNDER THE SEXUAL HARRASMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:**

The company has constituted Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. There was no complaint lodged by any woman employee under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, with the Company during the period under report.

20. **CODE OF CONDUCT FOR DIRECTORS AND SENIOR MANAGEMENT PERSONNEL:**

- The Code lays down the standard procedure of business conduct which is expected to be followed by the Directors and the designated employees in their business dealings and on matters relating to integrity in the workplace, in business practices and in dealing with stakeholders. The Code gives guidance through examples on the expected behavior from an employee in each situation and the reporting structure.

- All the Board Members and the Senior Management personnel have confirmed compliance with the Code.

21. **DISCLOSURES UNDER SECTION 134(3)(l) OF THE COMPANIES ACT,2013:**

Except as disclosed elsewhere in this report, there have been no material changes and commitments which can affect the financial position of the Company occurred between the end of the financial year of the Company and the date of this report.

22. **VIGIL MECHANISM:**

Your Company has laid down a Whistle Blower Policy covering Vigil Mechanism with protective clauses for the Whistle Blowers to report genuine concerns or grievances.

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Add Prestige to your life

23. RISK MANAGEMENT:

Your Board of Directors periodically review and evaluate the multiple risks potential to the Company.

24. REGISTRAR & SHARE TRANSFER AGENT:

During the Financial Year 2022-23 the Company has appointed M/s. Link Intime India Private Limited as the Registrar and Share Transfer Agent for the Listed Non- Convertible Debentures.

25. DETAILS REGARDING ANY PROCEDINGS PENDING UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016:

No application was made and no proceeding is pending under the Insolvency and Bankruptcy Code, 2016 during the year.

26. AUDITORS:

Statutory Auditors & their Report:

In the annual general meeting held in 2022, M/s. S.R. Batliboi & Associates LLP, Chartered Accountants were appointed as the statutory auditors for a period of five consecutive years who shall hold office up to the conclusion of the Annual General Meeting to be held in year 2027.

The Auditors have no observation in their Report on financial statements of the company for the year ended March 31, 2023

Secretarial Auditor & their Report:

Pursuant to the provisions of Section 204 and other applicable provisions of the Companies Act, 2013 and the rules made thereunder, the Board of Directors has appointed M/s. Ekta Goswami & Associates, Practicing Company Secretary, as Secretarial Auditor to conduct the Secretarial Audit of the Company for the Financial Year 2022-23.

As per the Companies Act, 2013, a Secretarial Audit Report given by a Company Secretary in Practice in the Form MR-3 annexed as ***Annexure-II***

The Secretarial Auditor have no observation in their Secretarial Audit Report of the company for the year ended March 31, 2023.

Internal Auditor & their Report:

The Board of Directors of your Company have laid down Internal Financial Controls to be followed by the Company and such Internal Controls are adequate and operating effectively. Your Company has adopted policies and procedures for ensuring orderly and efficient conduct of its Business, including adherence to the 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 disclosures.

As per the Companies Act, 2013, the Board of Directors of the Company had appointed M/s. Grant Thornton India LLP as the Internal Auditor for the Financial Year 2022-23.

During the year under review, these controls were evaluated and no significant weakness was identified either in the design or operation of the controls.

27. DIRECTOR'S RESPONSIBILITY STATEMENT:

Pursuant to Section 134(3) (c) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

a) In the preparation of the annual accounts for the year ended March 31, 2023, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.

b) The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2023 and of the profit of the Company for the year ended on that date.

c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

d) The Directors have prepared the annual accounts on a 'going concern' basis.

e) The Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company.

f) The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such system is adequate and operating effectively.

28. COMPLIANCE WITH SECRETARIAL STANDARD:

The Company has complied with Secretarial Standard 1 – Meetings of the Board of Directors and Secretarial Standard 2 – General Meetings, for the meetings held during the financial year 2022-23.

29. EMPLOYEE STOCK OPTION PLAN (ESOP):

During the year there was no Employee Stock Option plan in the company.

30. THE DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF:

No such event has occurred during the year under review.

31. CORPORATE SOCIAL RESPONSIBILITY (CSR):

Provisions of Companies Act, 2013 relating to Corporate Social Responsibility are not applicable to the Company during the financial year.

32. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENT UNDER SECTION 186:

Details of Loans, Guarantees or Investments under Section 186 are as given in the Financial Statements.

33. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS / OUTGO:

a) Conservations of Energy

There are no matters to be reported under this head as the company is not engaged in power -intensive activities and hence not applicable to this company.

b) **Technology Absorption**:
There are no matters to be reported under this head as the company is not entered into any technical collaboration agreements.

c) **Foreign Exchange Earnings or Expenses during the year:**

Particulars	31.03.2023	31.03.2022
Foreign Exchange Earnings	-	-
Foreign Exchange Expenditures	-	-

34. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS TRIBUNALS:

During the financial year, the Company has not received any orders from Regulator, Court, Tribunal, Statutory and quasi-judicial body, which is impacting on the going concern status of the company and its future operations.

35. MAINTENANCE COST RECORDS:

Section 148(1) of the Companies Act, 2013 not applicable to the Company.

36. ACKNOWLEDGEMENTS AND APPRECIATIONS:

Your Directors gratefully acknowledge all stakeholders of the Company viz. customers, employees, consultants, solicitors, vendors, shareholders, bankers and business associates for the excellent support received from them during the year. The Directors place on record their sincere appreciation to all employees of the Company for their unstinted commitment and continued contribution to the Company.

For and on behalf of the Board,
Prestige Projects Private Limited

Badrunissa Irfan Digitally signed by Badrunissa Irfan

SAMEERA NOAMAN Digitally signed by SAMEERA NOAMAN

Badrunissa Irfan	**Sameera Noaman**
Director	**Director**
DIN: 01191458	**DIN:** 01191723

Date: 06.07.2023
Place: Bangalore

Annexure-I
FORM NO. AOC -2
(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014.

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arm's length transaction under third proviso thereto:

1. Details of contracts or arrangements or transactions not at Arm's length basis.

No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	NIL
b)	Nature of contracts/arrangements/transaction	NIL
c)	Duration of the contracts/arrangements/transaction	NIL
d)	Salient terms of the contracts or arrangements or transaction including the value, if any	NIL
e)	Justification for entering into such contracts or arrangements or transactions'	NIL
f)	Date of approval by the Board	NIL
g)	Amount paid as advances, if any	NIL
h)	Date on which the special resolution was passed in General meeting as required under first proviso to section 188	NIL

2. Details of contracts or arrangements or transactions at Arm's length basis.

No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	Please refer Annexure-I of the Financials statements of the company.
b)	Nature of contracts/arrangements/transaction	
c)	Duration of the contracts/arrangements/transaction	
d)	Salient terms of the contracts or arrangements or transaction including the value, if any	
e)	Date of approval by the Board	
f)	Amount paid as advances, if any	

For and on behalf of the Board,
Prestige Projects Private Limited

Badrunissa Irfan Digitally signed by Badrunissa Irfan

SAMEERA NOAMAN Digitally signed by SAMEERA NOAMAN

Badrunissa Irfan
Director
DIN: 01191458

Sameera Noaman
Director
DIN: 01191723

Date: July 6, 2023
Place: Bengaluru

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2023
[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members
Prestige Projects Private Limited
Prestige Falcon Tower,
No.19, Brunton Road,
Bangalore -560025

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practice by **PRESTIGE PROJECTS PRIVATE LIMITED** ('the Company'). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conduct / statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minutes, forms and returns filed and other records maintained by the Company and also the information provided by the Company and its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion and to the best of my understanding, the Company has, during the audit period covering the financial year ended **March 31, 2023**, complied with the statutory provisions listed hereunder and also that the Company has adequate Board–processes and compliance-mechanisms in place to the extent, in the manner and subject to the reporting made hereinafter.

I have examined the books, papers, minutes, forms and returns filed and other relevant records maintained by the Company and made available to me for the financial year ended March 31, 2023, according to the applicable provisions of:

a. The Companies Act, 2013 and the Rules made thereunder,

b. The Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment. **Not Applicable to the Company during the Audit Period;**

c. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

d. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

e. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; - **Not Applicable to the Company during the Audit Period**;
(b) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; - **Not Applicable to the Company during the Audit Period;**
(c) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 [erstwhile the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014] - **Not Applicable to the Company during the Audit Period;**
(d) The Securities and Exchange Board of India (Issue and Listing of Non-convertible Securities) Regulations, 2021 [erstwhile the Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008];
(e) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client - **Not Applicable to the Company during the Audit Period;**
(f) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 [erstwhile The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009] - **Not Applicable to the Company during the Audit Period**
(g) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
(i) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015.

I have also examined compliance with the applicable clauses of Secretarial Standards 1 and 2 issued by the Institute of Company Secretaries of India.

On the basis of the Audit as referred above and to the best of my knowledge, understanding and belief, I am of the view that during the year under review, the Company has complied with the applicable provisions of the Acts, Rules, Regulations, Guidelines & Standards mentioned above.

I FURTHER REPORT THAT:

a. The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors of the Company that took place during the period under review were carried out in compliance with the provisions of the Companies Act, 2013.

b. Adequate notices were given to all the Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in compliance with the provisions of the Companies Act, 2013, the Rules made thereunder and the Secretarial Standard as applicable and an appropriate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

c. There was no prosecution initiated and no fines or penalties were imposed during the year under review under the Acts mentioned above, the Rules, Regulations and Guidelines framed under the said Acts against / on the Company, its Directors and Officers.

I further report that based on the information provided by the Company and also on the review of the compliance certificates/ reports taken on record by the Board of Directors of the Company, in my opinion, there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable Laws, Rules, Regulations and Guidelines.

I further report that during the Audit Period, the Company has not incurred any specific event or action that can have a major bearing on the Company's compliance responsibilities in pursuance of the above referred Laws, Rules, Regulations, Guidelines, Standards, etc.

This Report is to be read with my letter of even date which is annexed as Annexure A and forms an integral part of this Report.

Date: 06.07.2023
Place: Bangalore

For **EKTA GOSWAMI & ASSOCIATES**

Ekta Goswami Digitally signed by Ekta Goswami

EKTA GOSWAMI
Practicing Company Secretary
ACS: 40657, COP: 16778
UDIN: A040657E000555921

Note: This report is to be read with our letter of even date which is annexed as Annexure-A and forms an integral part of this report.

Annexure A

To,
The Members
Prestige Projects Private Limited
Prestige Falcon Tower,
No.19, Brunton Road,
Bangalore -560025

My Secretarial Audit Report for the financial year ended 31st March, 2023, is to be read along with this letter.

1. It is the responsibility of the management of the Company to maintain secretarial records, devise proper systems to ensure compliance with the provisions of all applicable laws and regulations and to ensure that the systems are adequate and operate effectively. My responsibility is to express an opinion on these secretarial records, standards and procedures followed by the Company with respect to compliances.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the records so provided. I believe that the processes and practices I followed provide a reasonable basis for my opinion.
3. Whenever required, I have obtained the Management representation about the compliance of Laws, Rules and Regulations and happening of events etc.
4. The compliance of various provisions of applicable Laws, Rules, Regulations and Standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.
5. The compliance by the Company of applicable financial & tax Laws and maintenance, correctness & appropriateness of financial records and books of accounts have not been reviewed in this audit.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.