

INDEPENDENT AUDITORS' REPORT

TO THE PARTNERS OF M/S. PURVA COM

Opinion

We have audited the accompanying Ind AS financial statements of **M/S. PURVA COM ("the firm")**, which comprise the Balance Sheet as at 31 March 2023 and the Statement of Profit and Loss, including the statement of Other Comprehensive Income for the year then ended 31st March 2023.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements (Ind AS Financials are applicable to the firm as the firm is subsidiary of an entity to which a Ind AS is applicable), give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the firm as at March 31, 2023, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

Management is responsible for the preparation of these Ind AS financial statements in accordance with the Indian Accounting Standards (Ind AS), specified under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.



Responsibilities of Management for the Financial Statements

The firm's Management (designated partners) are responsible for the preparation of the Statement of Accounts in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and 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 firm 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 control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement of Accounts, firm's Management is responsible for assessing the firm'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 firm's Management either intend to liquidate the firm or to cease operations, or has no realistic alternative but to do so.

Management is also responsible for overseeing the firm'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, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity'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 entity to cease to continue as a going concern.

We communicate with the firm's Management 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.

Report on Other Requirements

- (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 entity 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 prepared applying Ind AS standards for the purpose of consolidation of its financials with its holding entity, and the books of account are maintained as per Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (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) The firm does not have any pending litigations which would impact its financial position;
- (f) The firm did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- (g) a) The management has represented that, to the best of its knowledge and belief, 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 entity 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 entity ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the entity from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the entity 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 that were 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.

Restriction on Use

Financial statements are prepared in accordance with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") for the sole purpose of consolidation with its holding entity, M/s. Puravankara Limited, and thus, this report and the financials accompanied with this report shall be used solely for the purpose of consolidation with its holding entity, M/s. Puravankara Limited, Bangalore and shall not be used for any other purpose.

For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085


Venkatesh Kamath S V
Partner



Membership No 202626

Place: Bengaluru

Date: 24-05-2023

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 23202626BGVSTE8173)

PURVACOM
Balance Sheet as at 31 March 2023

(All amounts in ₹, unless otherwise stated)

	Note	31 Mar 2023	31 Mar 2022
Assets			
Current Assets			
(a) Financial assets			
(i) Cash and bank balances	3	10,280	10,280
(ii) Short-term loans and advances	4	9,85,000	9,85,000
		<u>9,95,280</u>	<u>9,95,280</u>
Total Assets		<u>9,95,280</u>	<u>9,95,280</u>
Liabilities			
Partners' Funds			
Partner's Capital account	5	10,00,000	10,00,000
Partner's current account	6	(38,320)	(14,720)
		<u>9,61,680</u>	<u>9,85,280</u>
Current Liabilities			
(a) Financial liabilities			
(i) Trade payables	7	33,600	10,000
		<u>33,600</u>	<u>10,000</u>
Total		<u>9,95,280</u>	<u>9,95,280</u>
Significant accounting policies and other explanatory information	2		


The notes referred to above form an integral part of the financial statements
This is the Balance Sheet referred to in our report of even date


For V D S R & Co LLP
Chartered Accountants
Firm Registration Number: 001626S/S200085

For and on behalf of the Purvacom


Venkatesh Kamath S
Partner
Membership No: 202626




Ashish R Puravankara
Partner
Representing Puravankara Limited


Nani R Choksey
Partner
Representing Provident Housing
Limited

Bengaluru
24-May-2023

24-May-2023

24-May-2023



PURVACOM**Statement of Profit and Loss for the year ended March 31, 2023**

(All amounts in ₹, unless otherwise stated)

Income

Revenue from operations

Total**Expenses**

Other expenses

Total**Profit/(Loss) before tax****Tax expense**

Current tax

Deferred tax

Profit/(Loss) after tax**Appropriation of Profit/(Loss) after tax**

Profit/(Loss) transferred to Partners' account

Profit/(Loss) transferred to reserves and surplus

Significant accounting policies and other explanatory information

Note

31 Mar 2023

31 Mar 2022

8

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For V D S R & Co LLP

Chartered Accountants

Firm Registration Number: 001626S/S200085

For and on behalf of the Purvacom

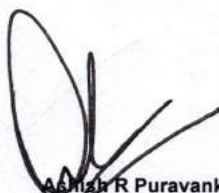
Venkatesh Kamath S V

Partner

Membership No: 202626

Bengaluru

24-May-23



Ashish R Puravankara

Partner

Representing Puravankara Limited

24-May-23



Nani R Choksey

Partner

Representing Provident Housing Limited

24-May-23



PURVACOM**Statement of Cash Flow for the year ended March 31, 2023**

(All amounts in ₹, unless otherwise stated)

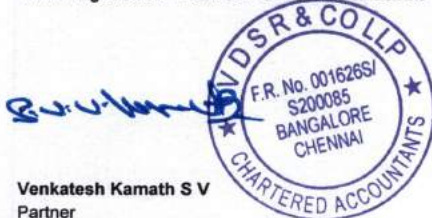
	31 Mar 2023	31 Mar 2022
A. Cash flow from operating activities		
Profit before tax and prior period items	(23,600)	(5,000)
Adjustments		
Depreciation and amortization	-	-
Finance expense, net	-	-
Operating profit before working capital changes	(23,600)	(5,000)
Movements in working capital :		
(Increase)/Decrease in trade payables	23,600	280
(Increase)/Decrease in loans and advances and other current assets	-	(9,85,000)
Cash (used in)/received from operations	-	(9,89,720)
Direct taxes paid	-	-
Net cash from/(used in) operating activities	-	(9,89,720)
Net cash from/(used in) investing activities	-	-
Net cash generated from/(used in) financing activities	-	-
Net increase/(decrease) in cash and cash equivalents (A + B + C)	-	(9,89,720)
Cash and cash equivalents at the beginning of the period	10,280	10,00,000
Cash and cash equivalents at the end of the period	10,280	10,280
Components of cash and cash equivalents		
Cash and bank balances	10,280	10,280
Less: Bank deposits and margin monies considered separately	-	-
	10,280	10,280

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

For V D S R & Co LLP

Chartered Accountants

Firm Registration Number: 001626S/S200085



Venkatesh Kamath S V
Partner
Membership No: 202626

Bengaluru
24-May-23

For and on behalf of the Board of Directors of Pune Projects LLP

Ashish R Puravankara
Partner

Representing Puravankara Limited

24-May-23

Nani R Choksey
Partner

Representing Oxford Shelters Private Limited

24-May-23



PURVACOM

Notes to Financial Statements for the year ended March 31, 2023

1 Background

Purvacom is a partnership firm incorporated on 25th January 2021 as per Partnership Act, to carry on the activities related to construction and property development.

2. Significant accounting policies

a. Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Partnership firm has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III). The financial statements of the Company are prepared and presented in accordance with Ind AS.

The financial statements have been prepared on the historical cost basis, except for certain financial instruments which 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.

b. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon the management's best knowledge of current events and actions, actual results could differ from those estimates. Significant estimates used by management in the preparation of these financial statements include the percentage completion for projects in progress, estimates of the economic useful lives of the fixed assets, provisions for bad and doubtful debts and accruals for employee benefits.

c. Revenue recognition

i. (i) 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 firm expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The firm presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

firm 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 firm considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer, if any.

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the firm as a single performance obligation, as they are highly interrelated/ interdependent.

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.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.



PURVACOM

Notes to Financial Statements for the year ended March 31, 2023

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the firm 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 firm'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 firm has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the firm transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the firm performs under the contract.

(iii) Cost to obtain a contract

The firm recognises as an asset the incremental costs of obtaining a contract with a customer if the firm expects to recover those costs. The firm incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

d. Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost, where applicable and other costs incurred to get the properties ready for their intended use.

e. Fixed assets

Fixed assets are stated at cost less accumulated depreciation/amortization and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred.

Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance.

f. Depreciation/amortization

Depreciation/amortization on fixed assets is provided in accordance with the stipulations in the Companies Act 2013, Schedule II. Assets individually costing less than ₹ 5,000 are fully depreciated in the period of purchase.



PURVACOM

Notes to Financial Statements for the year ended March 31, 2023

g. Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

h. Advertisement and promotional expenses

Advertisement and promotional costs in respect of projects currently being developed and for general corporate purposes are expensed to the Statement of Profit and Loss as incurred.

i. Impairment of assets

The firm assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the firm estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost.

j. Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

k. Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure and borrowing costs and other net costs incurred during the period of development.

l. Inventory

Inventory includes raw materials used for the construction activity of the firm. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

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

m. Employee benefits

Defined contribution plan

The firm's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of project under development, as the case may be. The firm's contributions towards provident fund are deposited with the Regional Provident Fund Commissioner under a defined contribution plan, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

Short-term employee benefits comprising employee costs including performance bonus is recognized in the statement of profit and loss or inventorized as a part of project under development, as the case may be on the basis of the amount paid or payable for the period during which services are rendered by the employee.

n. Tax expense

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted as at the Balance Sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

o. Provisions and contingent liabilities

The firm creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



PURVACOM

Notes to Financial Statements for the year ended March 31, 2023 (All amounts in ₹, unless otherwise stated)

3 Cash and bank balances

Cash and cash equivalents
Cash on hand
Balances with banks:
On current accounts

31 Mar 2023	31 Mar 2022
-	-
10,280	10,280
<u>10,280</u>	<u>10,280</u>

4 Short-term loans and advances (Unsecured, considered good) Loan to partner

31 Mar 2023	31 Mar 2022
9,85,000	9,85,000
<u>9,85,000</u>	<u>9,85,000</u>

5 Partners' Capital Account Puravankara Limited

Opening balance
Add: Addition
Less: Drawings

31 Mar 2023	31 Mar 2022
9,99,990	9,99,990
-	-
<u>9,99,990</u>	<u>9,99,990</u>

Provident Housing Limited

Opening balance
Add: Addition
Less: Drawings

31 Mar 2023	31 Mar 2022
10	10
-	-
<u>10</u>	<u>10</u>
<u>10,00,000</u>	<u>10,00,000</u>

Total capital account

6 Partners' Current Account

Puravankara Limited

Opening balance
Add: Profit/(loss) for the year

31 Mar 2023	31 Mar 2022
(14,720)	(9,720)
(23,600)	(5,000)
<u>(38,320)</u>	<u>(14,720)</u>

Provident Housing Limited

Opening balance
Add: Profit/(loss) for the year

31 Mar 2023	31 Mar 2022
-	-
-	-
<u>(38,320)</u>	<u>(14,720)</u>

Total current account



PURVACOM

Notes to Financial Statements for the year ended March 31, 2023

(All amounts in ₹, unless otherwise stated)

31 Mar 2023

31 Mar 2022

7 Trade payables

Unsecured, considered good

33,600	10,000
<u>33,600</u>	<u>10,000</u>

Trade payables Ageing Schedule

As at 31 March 2023

	Less than 1 year	1-2 years	2-3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	23,600	5,000	5,000	33,600
Disputed dues of micro enterprises and small enterprises	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-
	<u>23,600</u>	<u>5,000</u>	<u>5,000</u>	<u>33,600</u>

As at 31 March 2022

	Less than 1 year	1-2 years	2-3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	5,000	5,000	-	10,000
Disputed dues of micro enterprises and small enterprises	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-
	<u>5,000</u>	<u>5,000</u>	<u>-</u>	<u>10,000</u>

8 Other expenses

Professional Fees

23,600	5,000
<u>23,600</u>	<u>5,000</u>



PURVACOM**Notes to Financial Statements for the year ended March 31, 2023**

(All amounts in ₹, unless otherwise stated)

9 Related party transactions**(i) Partners**

Puravankara Limited (Represented by Mr. Ashish R Puravankara)
 Provident Housing Limited (Represented by Mr. Nani R Choksey)

(ii) The transactions with related parties for the year are as follows

Nature of transaction	Partners		Other related parties	
	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22
No transaction during the year				

(iii) Balances with related parties at the year are as follows

Nature of transaction	Partners		Other related parties	
	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22
Loan given to Puravankara Limited	9,85,000	9,85,000	-	-

10 Supplementary statutory information

	31 March 2023	31 March 2022
i. Earnings in foreign currency (on receipt basis)	Nil	Nil
ii. Expenditure in foreign currency (on accrual basis)	Nil	Nil
iii. Value of imports at CIF basis	Nil	Nil
iv. Contingent liabilities	Nil	Nil
v. Capital commitment	Nil	Nil
vi. Donation to political party	Nil	Nil

11 The figures of previous year have been regrouped/reclassified, where necessary, to conform to this year's classification.

For V D S R & Co LLP
 Chartered Accountants
 Firm Registration Number: 001626S/S200085



 Venkatesh Kamath S V
 Partner

Membership No: 202626

Bengaluru
 24-May-23




For and on behalf of the Purvacom


 Ashish R Puravankara
 Partner

Representing Puravankara Limited

24-May-23


 Nani R Choksey
 Partner
 Representing Provident
 Housing Limited

24-May-23

