

# **Purva Star Properties Private Limited**

Financial Statements

For the year ended 31 March 2022

**Independent Auditor's Report****To the Members of Purva Star Properties Private Limited****Report on the Ind AS Financial Statements****Opinion**

We have audited the accompanying Ind AS financial statements of Purva Star Properties Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, 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 a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements 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 Company as at March 31, 2022, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with Standards on Auditing (SAs). 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 ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

KEY AUDIT MATTER	RESPONSE TO KEY AUDIT MATTER
<p><b>Accuracy of recognition, measurement, presentation and disclosures of revenues and other related balances in view of adoption of Ind AS 115 “Revenue from Contracts with Customers”</b></p> <p>The application of the revenue accounting standard involves certain key judgements relating to identification of distinct performance obligations, determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognized over a period. In the current year, Company recognised revenue of Rs. 6,08,92,525/- as per Ind AS 115 for the year ended 31<sup>st</sup> March 2022. The determination of contract price and costs and time of recognition of revenue have a material impact on the financial statements. Accordingly, we have identified this as a Key Audit Matter.</p> <p>Refer note to the financial statements.</p>	<p><b><u>Principal Audit Procedures</u></b></p> <p>Our audit procedures on revenue recognition includes testing of the design and operating effectiveness of the internal controls and substantive testing as follows:</p> <ul style="list-style-type: none"><li>• We obtained understanding and tested, on sample basis, the design of Internal Controls and revenue recognition process.</li><li>• We obtained and examined the computation of the adjustment to retained earnings as at the transition date</li><li>• We tested mathematical accuracy of revenue and costs of sample selected contacts on sample basis.</li><li>• We performed analytical review on revenue and margins of different contracts on sample basis.</li><li>• Comparing the transaction price with the government valuation price.</li><li>• We performed test of details, on a sample basis, and examined the underlying customer/JDA contracts and sale deed/ handover documents, evidencing the</li></ul>



	<p>transfer of control of the asset to the customer.</p> <ul style="list-style-type: none"> <li>• We obtained and examined the computation of the fair value of the construction service under JDA</li> <li>• Where there is significant differences in margins and costs, we obtained management explanation with the underlying supporting documentation, on sample basis.</li> </ul>
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### **Information Other than the Ind AS Financial Statements and Auditor's Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board'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 the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our 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

### **Management's Responsibility for the Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company 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 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 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 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.

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

### **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(2)(i) of the Act,



we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### **Report on Other Legal and Regulatory Requirements**





1. As required by the Companies (Auditors report) Order, 2020 ("The Order") issued by the central government of India in terms of subsection 11 of section 143 of the Act, We give in the "Annexure A" a statement on the matter specified in paragraphs 3 & 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, 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 Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - e) on the basis of the written representations received from the directors as on 31 March 2022 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2022 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
  - g) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act;  
In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the current year, accordingly provisions of Section 197 of the Act is not applicable.
  - 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, in our opinion and to the best of our information and according to the explanations given to us:



- i. the Company has disclosed the impact of pending litigations which would impact its financial position in its financial statements.
  - ii. the Company did not have any long-term contracts including derivate contracts for which there were any material foreseeable loss.
  - 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 the notes to the accounts, 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 the management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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 the above explanations and audit procedures which we have 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 (I) and (II) of clause (iv) contain any material mis-statement.
- v. The Company has not declared and paid dividend during the year and hence there was no compliance required as per section 123 of the Companies Act, 2013.





For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626



Place: Bengaluru

Date: 25-05-2022

(This document is certified using the UDIN facility of ICAI and can be verified at [www.udin.icai.org](http://www.udin.icai.org) with reference no. 22202626ANALUU3452)

#### **Annexure – A to the Independent Auditor's Report**

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2022, we report that:

1.

a.

i. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

ii. The Company does hold any intangible assets as on reporting period.

b. These fixed assets have been physically verified by the management at reasonable intervals having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

c. According to the information and explanation given to us and based on our examination of the records of the Company, the Company does not own any immovable properties. Accordingly, paragraph 3(i)(c) of the Order is not applicable.

- d. According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not revalued either its property, plant and equipment or intangible assets or both during the year. Accordingly, paragraph 3(i)(d) of the Order is not applicable.
- e. According to the information and explanations given to us and based on our examination of the records of the Company, there are no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder. Accordingly, paragraph 3(i)(c) of the Order is not applicable.

2.

- a. The Company is engaged in business of real estate development and related services. Company holds inventory in the form of land, developed and underdeveloped properties. In our opinion and according to the information and explanations given to us, having regard to the nature of inventories, the procedures and frequency of the physical verification by way of title deeds, site visits by the management, certification of work completion, the verification of inventories are reasonable and adequate having regard to size of the company and nature of its business and on material discrepancies were noticed on physical verification.
  - b. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3(ii)(b) of the Order is not applicable.
3. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. The Company has granted loans to holding company during the year, details of the loan is stated in sub-clause (a) below. The Company has not granted any loans, secured or unsecured, to firms, limited liability partnerships or any other parties during the year.
- a.
    - A. The Company does not have any subsidiaries as at reporting period.



- B. Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has granted loans to a party other than subsidiaries as below:

Particulars	Amount (₹ in Rupees)
Aggregate amount during the year – Others	17,63,58,958/-
Balance outstanding as at balance sheet date - Others	48,18,71,772

- b. According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the terms and conditions of the loans given are, prima facie, not prejudicial to the interest of the Company.
- c. Schedule of repayment of principal and payment of interest has not been stipulated and loans are repayable on demand
- d. There are no overdue amount for more than ninety days in respect of loans given
- e. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan given falling due during the year, which has been renewed or extended or fresh loans given to settle the overdues of existing loans given to the same party.
- f. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has given loan to its holding company repayable on demand of Rs. 17,63,58,958/- which constitutes 100 % of the total loans granted, aggregate amount of loans granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;
4. According to information and explanations given to us, the Company has not granted any loans, made any investments, extended any guarantees and provided any security to or on behalf of the parties referred in section 185 and 186 of the Companies Act, 2013.
5. The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
6. According to information and explanations given to us, for the activities carried out by the Company, Central Government has prescribed the maintenance of cost records, under section 148(1) of the Act as per Companies (cost records and audit) Rules. The Company believes that current records available with the Company provide the information under the rules. We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules made



by the Central Government for the maintenance of cost records under section 148 of the Act, in respect of the activities carried out by the Company and are of the opinion that, prima facie, the prescribed accounts and records have been maintained. However, we have not made a detailed examination of records.

7. In respect of Statutory Dues:

a. According to information and explanations given to us and on the basis of our examinations of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including, income-tax, Goods and Service Tax (GST) and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees' state insurance, duty of excise , provident fund, duty of customs, cess , value added tax, sales tax and service tax. There are no undisputed statutory dues outstanding as at March 31 2022 for a period of more than six months from the date they become payable.

b. According to the information and explanations given to us and based on the examination of the records of the Company, there are no amounts outstanding in respect of the aforesaid dues on account of any dispute.

8. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year.

9. The Company has not taken any loan either from banks, financial institutions or from the government and has not issued any debentures. Accordingly, paragraph 3 (ix) of the Order is not applicable.

10. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised money by way of initial public offer or further public offer or term loans. Accordingly, clause 3(x) of the Order is not applicable.

11. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit. Accordingly, paragraph 3(xi) of the Order is not applicable.



12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. In our opinion and according to the information and explanations given to us, Internal audit is not applicable as the company.
15. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are not applicable to the Company.
16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.
17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not incurred any cash losses either in the current financial year or in the immediately preceding financial year. Accordingly, paragraph 3(xvii) of the Order is not applicable.
18. There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable
19. According to the information and explanations given to us and based on our examination of the records of the Company and on the basis of financial ratios, 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, we are of the opinion that there is no material uncertainty on the Company's capability to meet its liabilities existing on 31 March 2022 as and when they fall due within a period of one year from the balance sheet date.
- 20.
- a. There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of



the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.

- b. In respect of ongoing projects, the Company has transferred unspent Corporate Social Responsibility (CSR) amount as at the end of the previous financial year, to a Special account within a period of 30 days from the end of the said financial year in compliance with the provision of section 135(6) of the Act.

21. In our opinion and according to the information and explanations given to us, the consolidated financial statements is not applicable to the Company. Accordingly, paragraph 3(xxi) of the Order is not applicable.

For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626



Place. Bengaluru

Date: 25-05-2022

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## **Annexure – B – to the Auditors' Report**

### **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 Purva Star Properties Private Limited ("the Company") as of 31 March 2022 in conjunction with our audit of the Ind AS 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 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 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, 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 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal



financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

### **Meaning of Internal Financial Controls over Financial Reporting**

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

Because of the inherent limitations of internal financial controls over financial reporting, 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 to future periods are subject to the risk that the internal financial control over financial reporting 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial



reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, 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 V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626



Place: Bengaluru

Date: 25-05-2022

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**Purva Star Properties Private Limited**

CIN: U45201KA2007PTC042489

**Balance Sheet for the year ended March 31, 2022**

(All amounts in Indian ₹ Thousands, unless otherwise stated)

Balance Sheet for the year ended March 31, 2022		As at		
(All amounts in Indian ₹ Thousands, unless otherwise stated)		Note	March 31, 2022	March 31, 2021
<b>ASSETS</b>				
<b>Non-current assets</b>				
(a) Property, plant and equipment	3	396.65	417.72	
(b) Capital work-in-progress		50.00	50.00	
(d) Deferred tax assets (net)	5	59,072.94	73,522.53	
(e) Assets for current tax (net)	6	16,534.24	14,217.47	
<b>Total non-current assets</b>		<b>76,053.83</b>	<b>88,207.72</b>	
<b>Current assets</b>				
(a) Inventories	7	3,08,950.93	3,04,844.69	
(b) Financial assets				
(i) Trade receivables	8	40,207.66	37,438.62	
(ii) Cash and cash equivalents	9	32,085.72	29,583.89	
(iii) Loans	4	4,84,891.79	4,08,475.81	
(c) Other current assets	10	24,796.93	64,901.81	
<b>Total current assets</b>		<b>8,90,933.03</b>	<b>8,45,244.81</b>	
<b>Total assets</b>		<b>9,66,986.86</b>	<b>9,33,452.53</b>	
<b>EQUITY AND LIABILITIES</b>				
<b>EQUITY</b>				
(a) Equity share capital	11	100.00	100.00	
(b) Other equity	12	5,41,134.74	5,08,865.04	
<b>Total equity</b>		<b>5,41,234.74</b>	<b>5,08,965.04</b>	
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
(a) Financial liabilities				
(ii) Trade payables	14	44,100.97	78,253.65	
(b) Other current liabilities	15	3,72,879.74	3,36,626.29	
(c) Provisions	13	8,771.42	9,607.55	
<b>Total current liabilities</b>		<b>4,25,752.12</b>	<b>4,24,487.49</b>	
<b>Total equity and liabilities</b>		<b>9,66,986.86</b>	<b>9,33,452.53</b>	
<b>Summary of significant accounting policies</b>	2.2			

The accompanying notes referred to above form an integral part of the financial statements

As per report of even date

For V D S R &amp; Co LLP.,

Chartered Accountants

Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V

Partner

Membership No: 202626

Place: Bengaluru

Date: 25.05.2022

For and on behalf of the Board of Directors of  
Purva Star Properties Private Limited

Jasbir Ashish Puravankara

Director

DIN 01918184

Place: Bengaluru

Date: 25.05.2022

Patil D S

Director

DIN 01599400



**Purva Star Properties Private Limited**

CIN: U45201KA2007PTC042489

**Statement of Profit and Loss for the year ended March 31, 2022**

(All amounts in Indian ₹ Thousands, unless otherwise stated)

	Note	March 31, 2022	March 31, 2021
<b>Income</b>			
Revenue from operations	16	63,797.37	1,59,500.49
Other income	17	54,568.10	1,84,825.56
<b>Total</b>		<b>1,18,365.48</b>	<b>3,44,326.05</b>
<b>Expenses</b>			
Material and contract cost	18	54,350.36	61,268.99
Purchase of land stock		-	1,39,588.40
(Increase)/ decrease in inventory of work-in-progress	19	(1,240.42)	(62,521.06)
Finance costs	20	18.67	362.20
Depreciation and amortization expense	21	21.07	60.08
Other expenses	22	15,367.14	19,672.90
<b>Total expenses</b>		<b>68,516.82</b>	<b>1,58,431.50</b>
<b>Profit before tax</b>		<b>49,848.66</b>	<b>1,85,894.55</b>
<b>Tax expense</b>	23		
Current tax		-	-
Short tax of earlier years		3,129.37	-
Deferred tax		14,449.59	45,485.48
<b>Total tax expense</b>		<b>17,570.96</b>	<b>45,485.48</b>
<b>Profit for the year</b>		<b>32,269.70</b>	<b>1,39,409.07</b>
<b>Other comprehensive income ('OCI')</b>			
<b>Total other comprehensive income</b>			
<b>Total comprehensive income for the year (comprising profit and OCI)</b>		<b>32,269.70</b>	<b>1,39,409.07</b>
<b>Earnings per equity share ('EPS')</b>			
(Nominal value per equity share ₹ 10 (March 31, 2021 - ₹10))			
Basic (₹)		3,226.97	13,940.91
Diluted (₹)		3,226.97	13,940.91
<b>Weighted average number of equity shares used in computation of EPS</b>			
Basic - in numbers thousands		10.00	10.00
Diluted - in numbers thousands		10.00	10.00

**Summary of significant accounting policies**

2.2

The accompanying notes referred to above form an integral part of the financial statements

As per 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

Place: Bengaluru

Date: 25.05.2022

**For and on behalf of the Board of Directors of  
Purva Star Properties Private Limited****Jasbir Ashish Puravankara**

Director

DIN 01918184

Place: Bengaluru

Date: 25.05.2022

**Patil D S**

Director

DIN 01599400



**Purva Star Properties Private Limited**  
**Standalone Statement of cash flow for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	31 Mar 2022	31 Mar 2021
<b>A. Cash flow from operating activities</b>		
Profit before tax and prior period items	49,848.66	1,85,894.55
Adjustments for:		
Depreciation and amortization	21.07	60.08
Finance expense, net	18.67	362.20
Operating profit before working capital changes	49,888.40	1,86,316.82
Movements in working capital :		
(Increase)/Decrease in trade receivables	(2,769.04)	13,527.60
(Increase)/Decrease in loans and advances and other current assets	(36,311.10)	(82,183.15)
(Increase)/Decrease in properties under development	(4,106.25)	(62,521.06)
Increase/(Decrease) in current liabilities and provisions	1,264.62	(26,890.00)
Cash received from operations	7,966.64	28,250.23
Direct taxes paid (net)	(5,446.14)	(3,675.35)
Net cash from operating activities	2,520.50	24,574.87
<b>B. Cash flows from investing activities</b>		
Purchase of fixed assets, including capital advances	-	(128.40)
Net cash (used in) investing activities	-	(128.40)
<b>C. Cash flows from financing activities</b>		
Interest paid	(10.07)	(302.20)
Net cash generated from/(used in) financing activities	(18.87)	(382.20)
Net increase/(decrease) in cash and cash equivalents (A + B + C)	2,501.83	24,084.28
Cash and cash equivalents at the beginning of the year	29,583.89	5,499.61
Cash and cash equivalents at the end of the year	32,085.72	29,583.89
<b>Components of cash and cash equivalents</b>		
Cash and bank balances (as per note 9 to the financial statements)	32,085.72	29,583.89
Less: Bank deposits and margin monies considered separately	-	-
	32,085.72	29,583.89

**Summary of significant accounting policies**

2.2

The accompanying notes form an integral part of financial statements.

As per our report of even date attached

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

Venkaresh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 25.05.2022



For and on behalf of the Board of Directors of  
Purva Star Properties Private Limited

Jashir Ashish Puravankara  
Director  
DIN 01910104

Place: Bengaluru  
Date: 25.05.2022

Patil D S  
Director  
DIN 01599400





**Purva Star Properties Private Limited**  
**Statement of changes in equity for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

**A. Equity share capital**

Particulars	As at 01 April 2020	Movement during 2020-21	As at March 31, 2021	Movement during 2021-22	As at March 31, 2022
10 Equity shares of face value of ₹ 10 each fully paid	100.00	-	100.00	-	100.00
	<b>100.00</b>	<b>-</b>	<b>100.00</b>	<b>-</b>	<b>100.00</b>

**B. Other equity**

Particulars	Reserves and surplus			
	Securities premium reserve	General reserve	Retained Earnings	Total
Balance as at 1 April 2020	-	-	3,69,455.97	3,69,455.97
Profit for the year	-	-	1,39,409.07	1,39,409.07
Other Comprehensive Income	-	-	-	-
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>5,08,865.04</b>	<b>5,08,865.04</b>
Dividends (including tax on dividend)	-	-	-	-
IndAs 115 reversals	-	-	-	-
<b>Balance as at March 31, 2021</b>	<b>-</b>	<b>-</b>	<b>5,08,865.04</b>	<b>5,08,865.04</b>
Profit for the year	-	-	32,269.70	32,269.70
Other Comprehensive Income	-	-	-	-
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>5,41,134.74</b>	<b>5,41,134.74</b>
Dividends (including tax on dividend)	-	-	-	-
<b>Balance as at March 31, 2022</b>	<b>-</b>	<b>-</b>	<b>5,41,134.74</b>	<b>5,41,134.74</b>

**Summary of significant accounting policies**

2.2

The accompanying notes referred to above form an integral part of the financial statements

As per 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

Place: Bengaluru  
Date: 25.05.2022



For and on behalf of the Board of Directors of  
Purva Star Properties Private Limited

Jasbir Ashish Puravankara  
Director  
DIN 01918184

Place: Bengaluru  
Date: 25.05.2022

Patil D S  
Director  
DIN 01599400



## Purva Star Properties Private Limited

### Notes to Ind AS Financial Statements for the year ended March 31, 2022 (All amounts in Indian Rs. Thousands, unless otherwise stated)

#### 1. Corporate information

Purva Star Properties Private Limited was incorporated on 13 April 2007 under Companies Act, 1956. The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India. The Company is engaged in the business of construction, development and sale of all or any part of housing projects, commercial premises and other related activities.

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on May 25, 2022.

#### 2. Significant accounting policies

##### 2.1 Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company 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 standalone financial statements of the Company are prepared and presented in accordance with Ind AS.

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from April 01, 2021. The preparation of financial statements is after taking into consideration the effect of the amended Schedule III. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

The standalone 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.

##### 2.2 Summary of significant accounting policies

###### (a) Use of estimates

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

###### (b) Changes in accounting policies and disclosures

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below

###### (c) Current versus non-current classification

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



## Purva Star Properties Private Limited

### Notes to Ind AS Financial Statements for the year ended March 31, 2022 (All amounts in Indian Rs. Thousands, unless otherwise stated)

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized 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

All other liabilities are classified as non-current

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

#### (d) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.



## Purva Star Properties Private Limited

### Notes to Ind AS Financial Statements for the year ended March 31, 2022

(All amounts in Indian Rs. Thousands, unless otherwise stated)

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

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress.

(e) Depreciation on property, plant and equipment and investment property.

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose life is estimated based on planned usage and technical evaluation thereon.

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Furniture and fixtures	10	10
Computer equipment	3	3
Office equipment	5	5
Motor Vehicles	8	8

Leasehold improvements are amortized over the remaining period of lease or their estimated useful life, whichever is shorter on straight line basis.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

(f) 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 computer software are amortized on a written down value basis over a period of six years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

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.

(g) Impairment

#### A. Financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the





**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

**B. Non-financial assets**

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

**(h) Borrowing costs**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

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.

**(i) Inventories**

Direct expenditure relating to real estate 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 real estate activity.

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

ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.

iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iv. Land stock: Valued at lower of cost and net realizable value.

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



**Notes to Ind AS Financial Statements for the year ended March 31, 2022**

**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

**(j) Land**

Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognized as land advance under other 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/ capital work in progress.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits under loans.

**(k) Revenue recognition**

**a. (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 Company 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 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.

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 Company 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.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properties on such





**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

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.

**(ii) 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. If a customer pays consideration before the Company 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 Company performs under the contract.

**(iii) Cost to obtain a contract**

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company 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.

**b. Interest income**

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

**(l) Income taxes**

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.



**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

**i. Current income tax**

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

**ii. Deferred income tax**

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized. The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

**(m) Provisions and contingent liabilities**

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within 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 it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.



**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

**(n) Financial Instruments**

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

**i. Financial assets at fair value through other comprehensive income**

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business 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

**ii. Financial assets at fair value through profit or loss**

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

**iii. Debt instruments at amortized cost**

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

**iv. Equity investment in subsidiaries, joint ventures and associates**

Investment in subsidiaries, joint ventures and associate are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

**v. De-recognition of financial asset**

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 de-recognition under Ind AS 109.

**vi. Financial liabilities**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

**vii. Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.



**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(o) Cash dividend to equity holders of the Company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. 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.

(p) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends





**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

**(q) Cash and cash equivalents**

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

**2.3. Significant accounting judgments, estimates and assumptions**

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Company's accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

**i. Revenue from contracts with customers**

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

**a) Identification of performance obligation**

Revenue 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/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Company considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract, to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.



**Notes to Ind AS Financial Statements for the year ended March 31, 2022**

**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

b) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time the Company considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer
- When the customer has accepted the asset.

The aforesaid Indicators of transfer of control are also considered for determination of the timing of derecognition of investment property.

c) Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA')

For projects executed through joint development arrangements, the Company has evaluated that land owners are not engaged in the same line of business as the Company and hence has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Company under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

d) Significant financing component

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.





**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

ii. Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Company.

iii. Measurement of financial instruments at amortized cost

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

iv. Useful life and residual value of property, plant and equipment, investment property and intangible assets

The useful life and residual value of property, plant and equipment, investment property and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

v. Provision for litigations and contingencies

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods.

2.4 Impact of pandemic Covid-19

The outbreak of Covid 19 pandemic globally and in India has caused significant disturbance and slowdown of economic activities. Consequently, the Company's operations were slowed down/suspended and accordingly the financial statements for the year ended March 31, 2022 are adversely impacted.

The Company has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets [including property, plant and equipment, inventories, loans, land advance/deposits and receivables]. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information to assess the expected future performance of the Company. The Company has performed sensitivity analysis on the assumptions used and based on the current estimates, the Company expects that the carrying amount of these assets as at March 31, 2022, are fully recoverable. The management has estimated the future cash flows for the Company with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial statements.

Further, the Company's management has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly inventorised the borrowing costs incurred in accordance with Ind AS 23.

The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**

(All amounts in Indian ₹ Thousands, unless otherwise stated)

**3 Property, plant and equipment**

Particulars	Plant and machinery	Office equipments	Computer equipments-end user devices	Furniture and fixtures	Total
Gross carrying amount at cost					
At April 1, 2020	9.50	3,855.01	-	421.52	4,286.03
Additions	-	49.90	28.50	-	78.40
Disposals	-	-	-	-	-
<b>At March 31, 2021</b>	<b>9.50</b>	<b>3,904.91</b>	<b>28.50</b>	<b>421.52</b>	<b>4,364.43</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
<b>At March 31, 2022</b>	<b>9.50</b>	<b>3,904.91</b>	<b>28.50</b>	<b>421.52</b>	<b>4,364.43</b>
Accumulated depreciation					
At April 1, 2020	1.10	3,629.69	-	255.84	3,886.63
Charge for the year	1.00	10.04	9.00	51.10	81.14
Adjustments for disposals	-	-	-	-	-
<b>At March 31, 2021</b>	<b>2.18</b>	<b>3,648.54</b>	<b>9.03</b>	<b>286.97</b>	<b>3,946.71</b>
Charge for the year	1.08	(2.11)	(9.03)	31.13	21.07
Adjustments for disposals	-	-	-	-	-
<b>At March 31, 2022</b>	<b>3.26</b>	<b>3,646.43</b>	<b>-</b>	<b>318.09</b>	<b>3,967.78</b>
Net block					
At March 31, 2021	7.32	256.37	19.48	134.55	417.72
At March 31, 2022	6.24	258.48	28.50	103.43	396.65

**Notes:**

**a. Capitalized borrowing cost**

There are no borrowing costs capitalized during the year ended March 31, 2022 and March 31, 2021.

**b. Property, plant and equipment pledged as security**

No assets has been pledged

**4 Capital work in progress (CWIP) Ageing Schedule#**

As at 31 March 2022	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	50.00	50.00
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50.00</b>	<b>50.00</b>

**Capital work in progress (CWIP) Ageing Schedule#**

As at 31 March 2021	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	50.00	50.00
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50.00</b>	<b>50.00</b>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

**4 Loans**

**Current**

**(Unsecured, considered good)**

Security deposits

Loans to holding company

March 31, 2022      March 31, 2021

3,020.02	6,883.69
4,81,871.77	4,01,592.11
<b>4,84,891.79</b>	<b>4,08,475.81</b>
<b>4,84,891.79</b>	<b>4,08,475.81</b>

**5 Deferred tax assets (net)**

**Deferred tax asset arising on account of :**

Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting

Impact of financial assets and liabilities carried at amortized cost & Impact of Ind AS 115

298.06	298.06
58,774.89	73,224.47
<b>59,072.94</b>	<b>73,522.53</b>

**6 Assets for current tax (net)**

Advance income tax [not of provision for taxation ₹Nil (March 31, 2021, ₹Nil)]

16,534.24	14,217.47
<b>16,534.24</b>	<b>14,217.47</b>

**7 Inventory**

Raw materials, components and stores

Work-in-progress

Stock of flats

2,865.82	-
3,43,114.46	3,40,110.00
23,538.65	55,704.30
<b>3,08,950.93</b>	<b>3,04,844.69</b>

**8 Trade receivables**

**Unsecured, considered good**

Outstanding for a period exceeding six months

Other receivable

30,625.71	31,020.70
9,581.95	6,117.92
<b>40,207.66</b>	<b>37,438.62</b>

**Trade receivables Ageing Schedule**

As at 31 March 2022	Current but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.
Undisputed Trade Receivables considered good	-	10,139.53	8,716.57	2,720.70	950.44	17,680.42	40,207.66
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
<b>Total</b>	-	<b>10,139.53</b>	<b>8,716.57</b>	<b>2,720.70</b>	<b>950.44</b>	<b>17,680.42</b>	<b>40,207.66</b>

As at 31 March 2022	Current but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.
Undisputed Trade Receivables considered good	-	11,779.12	3,830.02	899.91	19,181.04	1,748.53	37,438.62
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
<b>Total</b>	-	<b>11,779.12</b>	<b>3,830.02</b>	<b>899.91</b>	<b>19,181.04</b>	<b>1,748.53</b>	<b>37,438.62</b>

**9 Cash and cash equivalents**

Cash on hand

Balances with banks

In current accounts

March 31, 2022      March 31, 2021

-	3.12
32,085.72	29,580.77
<b>32,085.72</b>	<b>29,583.89</b>

**# Other assets**

**Current**

Advances to suppliers

Prepaid expenses

Duties and taxes recoverable

Other advances

Other receivables

9,968.21	19,270.17
1,890.69	2,883.37
11,459.23	9,311.60
1,478.80	31,320.93
-	2,115.73
<b>24,796.93</b>	<b>64,901.81</b>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

March 31, 2022 March 31, 2021

**11 Equity share capital**

**Authorized shares**

100 (31 March 2021- 100) equity shares of ₹ 10 each	1,000.00	1,000.00
<b>Issued, subscribed and fully paid-up shares</b>		
10 (31 March 2021- 10) equity shares of ₹ 10 each	100.00	100.00

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

**Equity shares**

	March 31, 2022		March 31, 2021	
	Number	₹	Number	₹
Balance at the beginning of the year	10.00	100.00	10.00	100.00
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>10.00</b>	<b>100.00</b>	<b>10.00</b>	<b>100.00</b>

**b. Terms/rights attached to equity shares**

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

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

**c. Details of shareholders holding more than 5% shares in the company**

	March 31, 2022		March 31, 2021	
	No of shares	% holding in the class	No of shares	% holding in the class
<b>Equity shares of ₹ 10 each fully paid-up</b>				
Purvankara Limited	10.00	100.00%	10.00	100.00%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

**d. Shares held by promoters**

As at March 31, 2022

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Transferred during the year	No. of shares at the end of the year	% of total shares	% change during the year
Purvankara Limited	Equity shares of ₹100 each	10.00	-	10.00	100%	0%

As at March 31, 2021

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Transferred during the year	No. of shares at the end of the year	% of total shares	% change during the year
Purvankara Limited	Equity shares of ₹100 each	10.00	-	10.00	100%	0%





	March 31, 2022	March 31, 2021
<b>12 Other equity</b>		
Reserves and surplus		
Securities premium	-	-
General reserve	-	-
Retained earnings		
Balance at the beginning of the year	5,08,865.04	3,69,455.97
Total comprehensive income for the year	32,289.70	1,39,409.07
Balance at the end of the year	5,41,134.74	5,08,865.04
<b>Total other equity</b>	<b>5,41,134.74</b>	<b>5,08,865.04</b>

<b>13 Provisions</b>		
Current		
Provision for employee benefits	8,771.42	8,413.74
Other Provisions	-	1,193.81
Provision for onerous contracts	-	-
	<b>8,771.42</b>	<b>9,607.55</b>

<b>14 Trade payables</b>	March 31, 2022	March 31, 2021
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro and small enterprises	44,100.97	78,253.65
	<b>44,100.97</b>	<b>78,253.65</b>

**Disclosure of dues to Micro, Small and Medium enterprises**

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The Company has not received any claim for interest from any supplier under the said Act.

i. The principal amount remaining unpaid	-	-
ii. Interest due thereon remaining unpaid	-	-
iii. The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
iv. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year).	-	-
v. The amount of interest accrued during the year and remaining unpaid	-	-
vi. The amount of further interest remaining due and payable for earlier years	-	-

**Trade payables Ageing Schedule#**

As at 31 March 2022	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.
Total outstanding dues of micro enterprises and small enterprises					-
Total outstanding dues of creditors other than micro enterprises and small enterprises	27,537.06	10,021.91	692.72	5,849.27	44,100.97
Disputed dues of micro enterprises and small enterprises					-
Disputed dues of creditors other than micro enterprises and small enterprises					-
<b>Total</b>	<b>27,537.06</b>	<b>10,021.91</b>	<b>692.72</b>	<b>5,849.27</b>	<b>44,100.97</b>

  

As at 31 March 2022	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
	INR Cr.	INR Cr.	INR Cr.	INR Cr.	INR Cr.
Total outstanding dues of micro enterprises and small enterprises					-
Total outstanding dues of creditors other than micro enterprises and small enterprises	24,026.92	41,483.40	6,577.21	6,166.12	78,253.65
Disputed dues of micro enterprises and small enterprises					-
Disputed dues of creditors other than micro enterprises and small enterprises					-
<b>Total</b>	<b>24,026.92</b>	<b>41,483.40</b>	<b>6,577.21</b>	<b>6,166.12</b>	<b>78,253.65</b>

<b>15 Other current liabilities</b>	March 31, 2022	March 31, 2021
Deferred revenue	3,01,503.78	1,67,739.27
Statutory dues payable	4,500.19	6,617.67
Other payables	66,875.77	1,62,269.35
	<b>3,72,879.74</b>	<b>3,36,626.29</b>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2022	March 31, 2021
<b>16 Revenue from operations</b>		
Revenue from operations		
Income from Sale of properties	60,892.52	1,48,984.56
	<b>60,892.52</b>	<b>1,48,984.56</b>
Other operating revenues		
Scrap sales	-	167.46
Others	2,904.85	10,348.46
	<b>2,904.85</b>	<b>10,515.92</b>
	<b>63,797.37</b>	<b>1,59,500.49</b>
<b>17 Other income</b>		
Interest income on:		
Loan to holding company	40,931.17	33,025.66
from customers	876.09	2,064.01
Provision no longer required	12,760.84	1,49,735.90
	<b>54,568.10</b>	<b>1,84,825.56</b>
<b>18 Material and contract cost</b>		
Material and contract costs incurred during the year	54,350.36	61,268.99
	<b>54,350.36</b>	<b>61,268.99</b>
<b>19 (Increase)/ decrease in inventory of stock of flats, land stock and</b>		
<b>Inventory at the beginning of the year</b>		
Work-in-progress	2,49,140.39	1,15,136.53
Add: Effect of adoption of new accounting standards	55,704.30	1,27,187.10
<b>Inventory at the end of the year</b>		
Work-in-progress	2,82,546.46	2,49,140.39
Stock of flats	23,538.65	55,704.30
	<b>(1,240.42)</b>	<b>(62,521.06)</b>
<b>20 Finance costs</b>		
Interest		
- Term loans	-	324.97
Bank charges	18.67	37.23
	<b>18.67</b>	<b>362.20</b>





Purva Star Properties Private Limited  
Notes to Ind AS Financial Statements for the year ended March 31, 2022  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

**21 Depreciation and amortization expense**

Depreciation of property, plant and equipment (refer note 3)

March 31, 2022	March 31, 2021
21.07	60.08
<b>21.07</b>	<b>60.08</b>

**22 Other expenses**

Travel and conveyance  
Repairs and maintenance  
Legal and professional \*  
Rent  
Rates and taxes  
Security  
Communication costs  
Printing and stationery  
Advertising and sales promotion  
Brokerage and referral  
Corporate social responsibility expenses  
Miscellaneous expenses

March 31, 2022	March 31, 2021
113.50	100.31
837.95	895.15
2,082.80	2,386.76
190.17	19.83
1,790.09	0.72
38.53	-
-	2.00
20.88	196.60
508.42	6,211.52
1,945.23	1,236.19
-	8,413.73
7,839.58	210.09
<b>15,367.14</b>	<b>19,672.90</b>

\* Payment to auditor (included in legal and professional charges)

As auditor:

Audit fee

100.00	100.00
<b>100.00</b>	<b>100.00</b>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**

(All amounts in Indian ₹ Thousands, unless otherwise stated)

**Details of CSR expenditure:**

	March 31, 2022	March 31, 2021
(a) Gross amount required to be spent during the year	7,563.87	8,413.73
(b) Amount approved by the Board to be spent during the year	7,563.87	8,413.73

(c) Amount spent during the year ending on March 31, 2022

	Amount spent	Amount yet to be spent	Total
(i) Construction/acquisition of any asset	-	7,563.87	7,563.87
(ii) On purposes other than (i) above	-	-	-
	-	7,563.87	7,563.87

(c) Amount spent during the year ending on March 31, 2021

	Amount spent	Amount yet to be spent	Total
(i) Construction/acquisition of any asset	8,400.00	13.73	8,413.73
(ii) On purposes other than (i) above	-	-	-
	8,400.00	13.73	8,413.73

(d) Details related to spent / unspent obligations:

	March 31, 2022	March 31, 2021
(i) Contribution to Public Trust	-	-
(ii) Contribution to Charitable Trust	-	-
(iii) Spent on identified projects	-	8,400.00
(iii) Unspent money in relation to :		
Ongoing project	7,563.87	13.73
Other than ongoing project	-	-
	7,563.87	8,413.73

(f) Details of ongoing project:

Opening Balance		Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company	In Separate CSR Unspent A/c		From Company's bank A/c	From Separate CSR Unspent A/c	With Company	In Separate CSR Unspent A/c
-	8,413.73	7,563.87	8,400.00	13.73	-	7,577.61

**Notes:**

a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act.

b) All amounts that are unspent under section (5) of section 135 of the Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the Act.



## 23 Income tax

March 31, 2022 March 31, 2021

The major components of income tax expense for the years ended March 31, 2022 and March 31, 2021 are:

Statement of profit and loss:

Profit or loss section:

Current tax:

Current income tax charge

Excess/short tax of earlier years

3,129.37

Deferred tax:

Relating to origination/ reversal of temporary differences

14,449.59

46,485.48

MAT credit entitlement

Income tax expense reported in the statement of profit and loss

17,578.95

46,485.48

OCI section:

Deferred tax related to items recognised in OCI during the year:

Re-measurement gains/(losses) on defined benefit plans

Income tax charged to OCI

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

Accounting profit before income tax

49,848.66

1,85,894.55

Effective tax rate in India

25.168%

25.168%

Expected tax expense

12,545.91

46,785.94

Tax on earlier year

3,129.37

-

Effect of tax rate change and non deductible expenses

-

(300.46)

Others (Nil)

1,903.68

-

Income tax expense

17,578.95

46,485.48



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**

(All amounts in Indian ₹ Thousands, unless otherwise stated)

**24 Fair value measurements**

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company does not have financial assets and liabilities measured at fair value.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities or because they are assets/ liabilities carried at amortised cost and their amortised cost approximates their fair values.

Break up of financial assets carried at amortized cost	Notes	March 31, 2022	March 31, 2021
Loans	2	4,84,891.79	4,08,475.81
Trade receivables	8	40,207.66	37,438.62
Cash and cash equivalents	9	32,085.72	29,583.89
		<u>5,57,185.17</u>	<u>4,75,498.31</u>

  

Break up of financial liabilities carried at amortized cost	Notes	March 31, 2022	March 31, 2021
Trade payable	14	44,100.97	78,253.65
		<u>44,100.97</u>	<u>78,253.65</u>

**25 Financial risk management**

The Company's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade receivables, cash and bank balances and other receivables that derive directly from its operations.

The Company's activities expose it to market risk, liquidity risk and credit risk.

The Company's management oversees the management of these risks and 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.

**a. Credit risk**

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.

*Credit risk management*

Other financial assets like bank deposits and other receivables are mostly with banks and hence, the Company does not expect any credit risk with respect to these financial assets.

With respect to trade receivables/ unbilled revenue, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss.

**Expected credit loss for trade receivables under simplified approach**

Trade receivables are secured in a form that registration of sold residential/commercial units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern. The company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.

During the periods presented, the Company made no write-offs of trade receivables.

**b. Liquidity risk**

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

The break-up of cash and cash equivalents and other bank balances is as below:

	March 31, 2022	March 31, 2021
Cash and cash equivalents	32,085.72	29,583.89
	<u>32,085.72</u>	<u>29,583.89</u>



#### Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows.

March 31, 2022	On demand	Less than 1 year	1 years to 5 years	5 years and above	Total
Financial liabilities - current					
Trade payables	-	44,100.97	-	-	44,100.97
TOTAL	-	44,100.97	-	-	44,100.97
March 31, 2021	On demand	Less than 1 year	1 years to 5 years	5 years and above	Total
Financial liabilities - current					
Trade payables	-	78,253.65	-	-	78,253.65
TOTAL	-	78,253.65	-	-	78,253.65

#### c. 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/ real-estate risk.

The below assumption has 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 March 31, 2022 and March 31, 2021.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in interest rate. The entity's exposure to the risk of changes in interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

#### 26 Capital Management

The Company's objective when managing capital is to maximize returns to shareholders and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2022	March 31, 2021
Long term borrowings	-	-
Current maturities of long term borrowings and finance lease obligations	-	-
Less: Cash and cash equivalents	(32,085.72)	(29,583.89)
Net debt	(32,085.72)	(29,583.89)
Total equity	5,41,234.74	5,08,965.04
Gearing ratio	(0.059)	(0.058)

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous year.





27 Financial Ratios

a	Ratio	Current ratio		
	Numerator	Current Assets		
	Denominator	Current Liabilities		
Ratios/Measures		March 31, 2022	March 31, 2021	
Current Assets (A)		8,90,933.03	8,45,244.81	
Current Liabilities (B)		4,25,752.12	4,24,487.49	
Current Ratio (C) = (A) / (B)		2.1	2.0	
% of change from previous year		5.09%		

b	Ratio	Debt Equity ratio		
	Numerator	Total Debt		
	Denominator	Shareholder's Equity		
Ratios/Measures		March 31, 2022	March 31, 2021	
Total Debt (A)		-	-	
Shareholder's Equity (B)		5,41,234.74	5,08,965.04	
Debt Equity ratio (C) = (A) / (B)		NA	NA	
% of change from previous year				

The Company does not have any borrowing during the year reported as Not applicable

c	Ratio	Debt Service Coverage ratio		
	Numerator	Earnings available for debt service		
	Denominator	Debt service		
Ratios/Measures		March 31, 2022	March 31, 2021	
Profit (Loss) after tax (A)		32,269.70	1,39,409.07	
Add: Non cash operating expenses and finance cost				
Depreciation expense (B)		21.07	60.08	
Finance costs (C)		-	-	
Earnings available for debt services (D) = (A) + (B) + (C)		32,290.78	1,39,469.14	
Finance costs (E)		-	-	
Repayment of borrowings (F)		-	-	
Payment of principal portion of lease liabilities (G)		-	-	
Debt service (H) = (E) + (F) + (G)		-	-	
Debt service coverage ratio (I) = (D) / (H)		NA	NA	
% of change from previous year				

The Company does not have any borrowing during the year, reported as Not applicable

d	Ratio	Return on equity ratio		
	Numerator	Profit after tax		
	Denominator	Average shareholders' equity		
Ratios/Measures		March 31, 2022	March 31, 2021	
Profit (Loss) after tax (A)		32,269.70	1,39,409.07	
Closing Shareholders Equity (B)		5,41,234.74	5,08,965.04	
Average shareholder's equity [(Opening + Closing)/2] (C)		5,25,099.89	4,39,260.51	
Return on equity ratio (D) = (A) / (C)		0.06	0.32	
% of change from previous year		-80.64%		

The ratio has changed mainly due to decrease in profit in the current year compared to the previous year.

e	Ratio	Inventory Turnover ratio		
	Numerator	Cost of goods sold		
	Denominator	Average Inventory		
Ratios/Measures		March 31, 2022	March 31, 2021	
Cost of goods sold (A)		53,109.94	1,38,336.33	
Closing Inventory (B)		3,08,950.93	3,04,844.69	
Average Inventory [(opening + closing) / 2] (B)		3,06,897.81	2,73,584.16	
Inventory Turnover ratio (C) = (A) / (B)		0.17	0.51	
% of change from previous year		-65.78%		

The ratio has changed mainly due to decrease in the revenue from operations for the current year.



Purva Star Properties Private Limited  
Notes to Ind AS Financial Statements for the year ended March 31, 2022  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

f

Ratio	Trade receivables turnover ratio	
Numerator	Revenue from operations	
Denominator	Average trade receivables	
Ratios/Measures	March 31, 2022	March 31, 2021
Revenue from operations (A)	63,797.37	1,59,500.49
Closing trade receivables (B)	40,207.66	37,438.62
Average Trade Receivables [(opening + closing) /2] (B)	38,823.14	21,469.12
Trade receivables turnover ratio (C ) = (A) / (B)	1.64	7.43
% of change from previous year	-77.88%	

The ratio has changed mainly due to decrease in the revenue from operations for the current year.

g

Ratio	Trade payable turnover ratio
Numerator	Total purchases (Sub-contractor cost, Cost of materials consumed and Other expenses)
Denominator	Average trade payables

Ratios/Measures	March 31, 2022	March 31, 2021
Total purchases (A) *	68,717	80,042
Closing trade payables (B)	44,101	78,254
Average Trade Payables [(opening + closing) /2] (B)	61,177	78,254
Trade payables turnover ratio (C ) = (A) / (B)	1.14	1.03
% of change from previous year	10.17%	

h

Ratio	Net capital turnover ratio	
Numerator	Revenue from operations	
Denominator	Working capital (Current Assets - Current Liabilities)	
Ratios/Measures	March 31, 2022	March 31, 2021
Revenue from operations (A)	63,797	1,59,500
Working Capital (B)	4,66,181	4,20,767
Net capital turnover ratio (C) = (A) / (B)	0.14	0.38
% of change from previous year	-63.82%	

The ratio has changed mainly due to decrease in the revenue from operations for the current year.

Ratio	Net profit ratio	
Numerator	Profit after tax	
Denominator	Revenue from operations	
Ratios/Measures	March 31, 2022	March 31, 2021
Profit (Loss) after tax (A)	32,270	1,39,409
Revenue from operations (B)	63,797	1,59,500
Net profit ratio (C ) = (A) / (B)	0.51	0.87
% of change from previous year	11.13%	

The ratio has changed mainly due to decrease in profit from operations for the current year.

Ratio	Return on capital employed	
Numerator	Earning before interest and taxes	
Denominator	Capital Employed (Total equity, Total borrowings and Total lease liabilities)	
Ratios/Measures	March 31, 2022	March 31, 2021
Profit (Loss) after tax (A)	32,270	1,39,409
Adjustments:-		
Add: Total tax expenses (B)	17,579	46,485
Add: Finance cost (C) (net of inventorisation)	-	-
Earnings before interest and tax (D) = (A) + (B) + (C)	49,849	1,85,895
Total Equity (E')	5,41,235	5,08,965
Total borrowings (F)	-	-
Capital Employed (G) = (E) + (F)	5,41,235	5,08,965
Return on capital employed (G) = (D) / (G)	0.09	0.37
% of change from previous year	-74.78%	

The ratio has changed mainly due to decrease in profit from operations for the current year.

Note:

Return on investment is not applicable to the Company



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

**28 Revenue from contracts with customers:**

**28.1 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.

	March 31, 2022	March 31, 2021
<b>Timing of transfer of goods or services</b>		
Revenue from goods or services transferred to customers at a point in time	60,892.52	1,48,984.57
Revenue from goods or services transferred over time	-	-
	<u>60,892.52</u>	<u>1,48,984.57</u>

**28.2 Contract balances and performance obligations**

	March 31, 2022	March 31, 2021
Trade receivables	40,208	37,439
Contract liabilities *	3,01,504	1,67,739

\* 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.

Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period

33,269.33 53,257.32

Revenue recognised in the reporting period from performance obligations satisfied in previous periods

Nil Nil

Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period \*\*

4,59,065.11 3,85,733.11

\*\* The entity expects to satisfy the said performance obligations as explained in note 2.2(k) 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, 2022.

**28.3 Assets recognised from the costs to obtain or fulfil a contract with a customer**

<b>Inventories</b>		
- Work-in-progress	2,82,546.46	1,31,209.69
- Stock of flats	22,814.74	54,833.05
<b>Prepaid expenses (represents brokerage costs pertaining to sale of residential units)</b>	1,890.69	2,700.00



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

March 31, 2022 March 31, 2021

**29 Other Statutory Information**

**a i. Details Of Utilisation Of Borrowings**

The Company do not have any borrowings from banks and financial institutions during the year.

Nil Nil

ii. Details Of Title Deeds Of Immovable Property Not Held In The Name Of The Company

Nil Nil

iii. Details Of Revaluation Of Immovable Property

Nil Nil

iv. Details Of Revaluation Of Intangibles

Nil Nil

v. Ageing Schedule Of Intangible Assets Under Development

Nil Nil

vi. Completion Schedule Of Capital Work-In-Progress Which Is Overdue Or Has Exceeded The Cost

Nil Nil

**b Details Of Benami Property Held**

There are no proceedings that have been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibitions) Act, 1988.

**d Details Of Security Of Current Assets Against Borrowings**

Nil Nil

**e Wilful Defaulter**

The Company has not been declared as wilful defaulter by any bank or financial institution or any other lender.

**f Relationship With Struck Off Companies**

There are no transactions with companies struck off under Section 248 of Companies Act, 2013 or Section 560 of the Companies Act, 1956.

**g Details Of Charges Or Satisfaction Yet To Be Registered With Registrar Of Companies**

There are no charges and satisfaction yet to be registered with the Registrar of Companies beyond the statutory period as on 31.03.2022.

**h Details Of Compliance With Number Of Layers Of Companies- Not applicable**

**i Compliance With Approved Scheme(S) Or Arrangements**

There are no approved schemes or arrangements which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

**j Details Of Utilisation Of Borrowed Funds And Share Premium**

A. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- 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 to or on behalf of the ultimate beneficiaries

B. 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:

- 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

**30 Related party transactions**

**I. Holding Company**

Puravankara Limited

**II. Key management personnel**

**Directors**

Mr. D.S.Patil

Mr. Pradeep Ouhā

Mr. Jasbir Ashish Puravankara

**III. Entities controlled by key management personnel (other related parties):**

Handiman Services Limited

**iv. Fellow Subsidiaries/Associate entities:**

Starworth Infrastructure and Constructions Limited

Provident Housing Limited

**v. Balances with related parties at the year end are as follows:**

Nature of transaction	Holding Company		Other related parties	
	01-Mar-22	01-Mar-21	01-Mar-22	01-Mar-21
Loans given to				
Puravankara Limited	4,81,871.77	4,01,592.11	-	-
Dues to				
Starworth Infrastructure and Constructions Limited	-	-	22,872.52	39,081.06
Provident Housing Limited	-	-	132.18	920.78
Puravankara Limited	1,247.83	3,067.38	-	-

**vi. The transactions with related parties for the year are as follows**

Nature of transaction	Holding Company		Other related parties	
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21
Interest income on loan				
Puravankara Limited	40,931.17	30,548.73	-	-
Loans given to				
Puravankara Limited	1,38,444.42	2,36,934.19	-	-
Loans repaid by				
Puravankara Limited	99,095.94	1,41,254.01	-	-
Advertising and sales promotion				
Provident Housing Limited	-	-	421.64	995.30
Purchase of material and services				
Starworth Infrastructure and Constructions Limited	-	-	-	37,498.89
Security and maintenance expenses				
Handiman Services Limited	-	-	721.63	1,243.40





**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2022**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

**31 Supplementary statutory Information**

- i. Earnings in foreign currency (on receipt basis)
- ii. Expenditure in foreign currency (on accrual basis)
- iii. Value of imports at CIF basis
- iv. Contingent liabilities
- v. Capital commitment
- vi. Donation to political parties

March 31, 2022	March 31, 2021
Nil	Nil
Nil	Nil
Nil	Nil
16,072.67	Nil
Nil	Nil
Nil	Nil

In the opinion of the Board and to the best of its knowledge and belief, the value on realization of current assets, loans and advances will, in the ordinary course of business, not be less than the amounts at which they are stated in the Balance Sheet.

**32 Unhedged foreign currency exposure**

March 31, 2022	March 31, 2021
Nil	Nil

33 The Company has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.

**34 Segmental information**

The Company's business activities fall within a single reportable segment, i.e. real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in the financial statements.

The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Company are located in India.

**35 Standards Issued but not yet effective**

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2022 to amend the following Ind AS which are effective from April 01, 2022:

- (i) Onerous Contracts - Costs of Fulfilling a Contract - Amendments to Ind AS 37
- (ii) Reference to the Conceptual Framework - Amendments to Ind AS 103
- (iii) Property, Plant and Equipment: Proceeds before Intended Use - Amendments to Ind AS 16
- (iv) Ind AS 101 First-time Adoption of Indian Accounting Standards - Subsidiary as a first-time adopter
- (v) Ind AS 100 Financial Instruments - Fees in the '10 per cent' test for derecognition of financial liabilities
- (vi) Ind AS 41 Agriculture - Taxation in fair value measurements

The impact of the applicable standards under evaluation by management of the Company.

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

**Summary of significant accounting policies**

2.2

The accompanying notes referred to above form an integral part of the financial statements

As per report of even date

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

Venkaresh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 25.05.2022



For and on behalf of the Board of Directors of  
Purva Star Properties Private Limited

Jasbir Ashish Puravankara  
Director  
DIN 01918184

Place: Bengaluru  
Date: 25.05.2022

Patil D S  
Director  
DIN 01599400

