

INDEPENDENT AUDITOR'S REPORT

To the Members of
T-Hills Private Limited

Report on the Audit of the Financial Statements**Opinion**

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

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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 for the financial year ended March 31, 2023. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.



Key audit matters	How our audit addressed the key audit matter
<p>Recognition of Revenue from Contract with Customers <i>(as described in Note 27 of the financial statements)</i></p> <p>The Company applies Ind AS 115 for recognition of revenue from real estate projects. The revenue from real estate projects is recognised at a point in time upon the Company satisfying its performance obligation and the customer obtaining control of the underlying asset, which involves significant estimates and judgement.</p> <p>For contracts involving sale of real estate inventory property, 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.</p> <p>Application of Ind AS 115 involves significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer. As the revenue recognition involves significant estimates and judgement, we regard this as a key audit matter.</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> - We have read the accounting policy for revenue recognition and assessed compliance of the policy in terms of principles enunciated under Ind AS 115. - We assessed the management evaluation of determining revenue recognition from sale of real estate inventory property at a point in time in accordance with the requirements under Ind AS 115. - We obtained and understood the revenue recognition process and performed test of controls over revenue recognition including determination of point of transfer of control, completion of performance obligation, on a sample basis. - We performed test of details, on a sample basis, and tested the underlying customer contracts, evidencing the point of transfer of control of the asset to the customer based on which the timing of revenue recognition and completion of performance obligation are determined. <p>We assessed the disclosures made by management in compliance with the requirements of Ind AS 115.</p>
<p>Assessing the recoverability of carrying value of inventory <i>(as described in note 08 of the financial statements)</i></p> <p>As at March 31, 2023, the carrying value of the inventory of ongoing real estate projects is Rs. 35,443.32 lakhs.</p> <p>The inventories are carried at the lower of the cost and net realisable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.</p> <p>We identified the assessment of the carrying value of inventory as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.</p>	<p>Our procedures in assessing the carrying value of the inventories included, among the others, the following:</p> <ul style="list-style-type: none"> - We read and evaluated the accounting policies with respect to inventories. - We assessed the Company's methodology applied in assessing the carrying value including current market conditions applied in assessing the net realizable value, launch of the project, development plan and future sales. - We obtained and tested the computation involved in assessment of carrying value and the net realisable value on test check basis. - We made inquiries with management with respect to inventory property on test check basis to understand key assumptions used in determination of the net realizable value.



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Key audit matters	How our audit addressed the key audit matter
	- We compared the net realisable value to the carrying value in books on test check basis.
Compliance with repayment terms of borrowings (as described in note 13 of the financial statements)	
<p>As at March 31, 2023, the outstanding amount of borrowings is Rs. 12,889.92 lakhs. The borrowings are the key source of funds taken to finance its real estate development project.</p> <p>We consider compliance with repayment terms of borrowings as a key audit matter as this is a key consideration for appropriate classification of loan balances and relevant disclosures thereon in the financial statements. Further, compliance with repayment terms is part of management's assessment of evaluating its gearing and liquidity profile.</p>	<p>Our procedures in relation to compliance with repayment terms of borrowings include, among others, the following:</p> <ul style="list-style-type: none">- Obtained an understanding of the process and testing the internal controls over timely repayment of borrowings.- We tested the repayments of borrowings to the extent applicable by reading the underlying contracts for repayments schedules, comparing the actual cash flows with the repayment schedules and tracing the amounts paid as per books of account to the bank statements of the Company.- We assessed the maturity profile of the borrowings to evaluate the classification and disclosure of borrowings on test check basis.- We obtained direct confirmation from lenders and compared the balances confirmed by them with the balances as per the books of accounts, on test check basis.
Recording of related party transactions and disclosures (as described in note 24 of the financial statements)	
<p>The Company has undertaken transactions with its related parties which includes lending and borrowing of loans and other transactions to or from the related parties.</p> <p>We identified the recording of related party transactions and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties and regulatory compliance thereon.</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none">- Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions.- Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance, as applicable, in connection with Company's assessment of related party transactions being in the ordinary course of business at arm's length.- Tested, on a sample basis, related party transactions with the underlying contracts, confirmation letters and other supporting documents.- Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis.



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Other Information

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error,



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as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended March 31, 2023 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 (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;



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- (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
- (g) The Company has not paid any managerial remuneration to its directors during the year and hence provisions of section 197 read with Schedule V to the Act are not applicable to the Company for the year ended March 31, 2023;
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer note 28(b) to the financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any provision for material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv.
 - a) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 26(v) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 26(vi) to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.



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- v. No dividend has been declared or paid during the year by the Company.
- vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

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

per Sudhir Kumar Jain
Partner
Membership Number: 213157



UDIN: 23213157BGYALE9290

Place: Bengaluru
Date: May 22, 2023

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

Re: T-Hills Private Limited ("the Company")

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

- (i) (a) The Company does not own any property, plant and equipment and intangible assets. Accordingly, the provisions of clause 3(i)(a)(A) and (B) of the Order are not applicable to the Company.
- (b) The Company does not own any property, plant and equipment. Accordingly, the provisions of clause 3(i)(b) of the Order are not applicable to the Company.
- (c) There is no immovable property held by the Company included in property, plant and equipment and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company.
- (d) The Company does not own any property, plant and equipment and intangible assets. Accordingly, the provisions of clause 3(i)(d) of the Order are not applicable to the Company.
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder as disclosed in the note 26(i) to the financial statements.
- (ii) (a) Having regard to the nature of inventory comprising of work in progress of project under development, the management has conducted physical verification of inventory by way of verification of title deeds, site visits and certification of extent of work completion, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.
- (b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) (a) During the year the Company has provided loans, advances in the nature of loans, stood guarantee and provided security to the Company as follows:
- | Particulars | (Amount in Rs. Lakhs) |
|--|-----------------------|
| Aggregate amount provided during the year | 20,341.68 |
| - Others (Holding Company) | |
| Balance outstanding as at balance sheet date in respect of above cases | 8,495.57 |
| - Others (Holding Company) | |
- (b) During the year the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans, investments and guarantees to the Company are not prejudicial to the Company's interest having regard to management's representation that the loans are given to such parties considering the Company's economic interest and long-term trade relationship with such party.



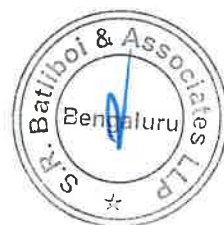
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- (c) The Company has granted loan during the year to a company where the schedule of repayment of principal and payment of interest has been stipulated. Such loans and interest thereon are repayable on demand and no demand for repayment has been made during the year.
- (d) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.
- (e) There were no loans or advance in the nature of loan granted to companies which had fallen due during the year.
- (f) As disclosed in note 04 to the financial statements, the Company has granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies. Of these following are the details of the aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

(Amount in Rs. Lakhs)			
Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans - Repayable on demand	8,495.57	8,495.57	-
Percentage of loans to the total loans	100%	100%	-

- (iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.
- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- (vi) Since the provisions of Section 148(1) of the Act are not applicable to the Company, the requirements relating to report on clause 3(vi) of the Order are not applicable to the Company.
- (vii) (a) Undisputed statutory dues including goods and services tax, income-tax, duty of custom, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there have been slight delays in few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable. The provisions relating to provident fund and employees' state insurance are not applicable to the Company.
- (b) There are no dues of goods and services tax, income tax, sales-tax, service tax, customs duty, excise duty, value added tax, cess, goods and service tax and other statutory dues which have not been deposited on account of any dispute.
- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year as disclosed in note 26 (vii) to the financial statements. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.



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- (c) Term loans were applied for the purpose for which the loans were obtained.
- (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) and hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares/fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) No material fraud by the Company or on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a,b and c) of the Order is not applicable to the Company.
- (xiii) Transactions with the related parties are in compliance with sections 188 of the Act where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 of the Act are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.
- (xiv) (a) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(a) of the Order is not applicable to the Company.
- (b) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(b) of the Order is not applicable to the Company.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.



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- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as part of the Group, and hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has incurred cash losses amounting to Rs. 4,225 lakhs in the current year and amounting to Rs. 917 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) On the basis of the financial ratios disclosed in note 25 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company.
- We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The provisions of section 135 of the Act in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) and (b) of the Order is not applicable to the Company.

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

per Sudhir Kumar Jain
Partner
Membership Number: 213157



UDIN: 23213157BGYALE9290

Place: Bengaluru
Date: May 22, 2023

S.R. BATLIBOI & ASSOCIATES LLP

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Annexure '2' referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: T-Hills Private Limited ("the Company")

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 with reference to financial statements of T-Hills Private Limited ("the Company") as of March 31, 2023, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. 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 with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to these financial statements.

Meaning of Internal Financial Controls with reference to these financial statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies



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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 with reference to the financial statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain

Partner

Membership Number: 213157



UDIN: 23213157BGYALE9290

Place: Bengaluru

Date: May 22, 2023

T-Hills Private Limited
CIN: U45206TG2015PTC101944
Balance Sheet for the year ended March 31, 2023
(All amounts in Indian Rs. Lakh, Unless Otherwise Stated)

Note	March 31, 2023	March 31, 2022
3	230.66	1.57
5	3,627.82	232.74
6	99.47	85.31
7(a)	3.82	-
	<u>3,961.77</u>	<u>319.62</u>
8	35,443.32	27,639.95
9	2,435.77	1,470.26
10	5,999.92	9,711.53
4	8,495.57	-
7(b)	3,458.75	772.71
	<u>55,833.33</u>	<u>39,594.45</u>
	<u>59,795.10</u>	<u>39,914.07</u>
11	1.00	1.00
12	(1,522.07)	(692.22)
	<u>(1,521.07)</u>	<u>(691.22)</u>
13(a)	-	10,755.37
	<u>-</u>	<u>10,755.37</u>
13(b)	12,889.92	15,630.39
14		
	51.04	0.43
	2,753.11	525.34
15	45,091.60	13,693.76
16	530.50	-
	<u>61,316.17</u>	<u>29,849.92</u>
	<u>59,795.10</u>	<u>39,914.07</u>
2.2		

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

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157



For and on behalf of the Board of Directors of
T-Hills Private Limited

Vishnumoorthi H
Director
DIN 05139136

Niraj Kumar Gautam
Chief Financial Officer

Place: Bengaluru
May 22, 2023

Patil D S
Director
DIN 01599400



Place: Bengaluru
May 22, 2023

T-Hills Private Limited
CIN: U45206TG2015PTC101944
Statement of Profit and Loss for the year ended March 31, 2023
(All amounts in Indian Rs. Lakh, Unless Otherwise Stated)

	Note	March 31, 2023	March 31, 2022
Income			
Revenue from operations		-	-
Other income	17	627.64	-
Total		<u>627.64</u>	<u>-</u>
Expenses			
Sub-contractor cost		3,339.88	996.25
Purchase of land stock		-	2,989.82
(Increase)/ decrease in inventories of land stock and work-in-progress	18	(7,790.53)	(8,804.54)
Finance costs	19	3,861.25	3,412.91
Other expenses	20	2,325.99	2,322.31
Total expenses		<u>1,736.59</u>	<u>916.75</u>
Profit/(loss) before tax		<u>(1,108.95)</u>	<u>(916.75)</u>
Tax expense			
Current tax		3,115.98	-
Deferred tax		(3,395.08)	(230.73)
Total tax expense		<u>(279.10)</u>	<u>(230.73)</u>
Profit/(loss) for the year		<u>(829.85)</u>	<u>(686.02)</u>
Other comprehensive income/(loss) ('OCI')			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		-	-
(ii) Income tax relating to above		-	-
Total other comprehensive income/(loss)		<u>-</u>	<u>-</u>
Total comprehensive income/(loss) for the year (comprising profit and OCI)		<u>(829.85)</u>	<u>(686.02)</u>
Earnings per equity share ('EPS')			
(Nominal value per equity share Rs. 100 (March 31, 2022 - Rs.100)			
Basic (Rs.)		(82,985)	(68,602)
Diluted (Rs.)		(82,985)	(68,602)
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers		1,000	1,000
Diluted - in numbers		1,000	1,000

Summary of significant accounting policies

2.2

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

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157



Place: Bengaluru
May 22, 2023

For and on behalf of the Board of Directors of
T-Hills Private Limited

Vishnumoorthi H
Director
DIN 05139136

Niraj Kumar Gautam
Chief Financial Officer

Place: Bengaluru
May 22, 2023

Patil D S
Director
DIN 01599400



T-Hills Private Limited
CIN: U45206TG2015PTC101944
Statement of Cash flow for the year ended March 31, 2023
(All amounts in Indian Rs. Lakh, Unless Otherwise Stated)

Note	March 31, 2023	March 31, 2022
A. Cash flow from operating activities		
Profit/(loss) before tax	(1,108.95)	(916.75)
Adjustments to reconcile profit before tax to net cash flows		
Finance income	(616.27)	-
Finance cost	3,861.25	3,412.91
Operating profit before working capital changes	2,136.03	2,496.16
Working capital adjustments:		
Decrease/(increase) in trade receivables	(965.51)	(1,470.26)
Decrease/(increase) in inventories	(7,803.37)	(8,804.55)
Decrease/(increase) in other assets	(2,688.29)	1,663.59
Increase/(decrease) in trade payables	2,278.38	486.99
Increase/(decrease) in other liabilities	31,397.84	13,616.06
Cash (used in)/ received from operations	24,355.08	7,987.99
Income tax paid (net)	(2,599.64)	(85.31)
Net cash flows (used in)/from operating activities	21,755.44	7,902.68
B. Cash flows from investing activities		
Loan given to holding company	(20,341.68)	-
Loan repaid by holding company	12,249.81	-
Investment in bank deposits (original maturity of more than 3 months)	(230.66)	-
Finance income received	212.56	-
Net cash flows from / (used in) investing activities	(8,109.97)	-
C. Cash flows from financing activities		
Proceeds of loans taken from related parties	10,618.91	866.23
Repayment of loans taken from related parties	(18,416.73)	-
Proceeds from issue of debentures	22,500.00	-
Proceeds from issue of Commercial Papers	12,391.03	-
Repayment of Commercial Papers	(12,391.03)	-
Redemption of debentures	(25,000.00)	-
Finance costs paid	(7,059.26)	(10.00)
Net cash (used in)/from financing activities	(17,357.08)	856.23
Net (decrease)/increase in cash and cash equivalents (A + B + C)	(3,711.61)	8,758.91
Cash and cash equivalents at the beginning of the year	9,711.53	952.62
Cash and cash equivalents at the end of the year	5,999.92	9,711.53
Components of cash and cash equivalents	March 31, 2023	March 31, 2022
Cash and cash equivalents	5,999.92	9,711.53
Cash and cash equivalents reported in cash flow statement	5,999.92	9,711.53

Summary of significant accounting policies

2.2

Refer Note 10 for Change in liabilities arising from financing activities

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

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157



Place: Bengaluru
May 22, 2023

For and on behalf of the Board of Directors of
T-Hills Private Limited

Vishnumoorthi H
Director
DIN 05139136

Niraj Kumar Gautam
Chief Financial Officer

Place: Bengaluru
May 22, 2023

Patil D S
Director
DIN 01599400



T-Hills Private Limited
CIN: U45206TG2015PTC101944
Statement of changes in equity for the year ended March 31, 2023
(All amounts in Indian Rs. Lakh, Unless Otherwise Stated)

A. Equity share capital

Particulars	As at 01 April 2021	Movement during 2021-22	As at March 31, 2022	Movement during 2022-23	As at March 31, 2023
Equity shares of Rs. 100 each fully paid	1.00	-	1.00	-	1.00
	1.00	-	1.00	-	1.00

Note: Also refer note 11

B. Other equity

Particulars	Reserves and surplus	
	Retained Earnings	Total
Balance as at 1 April 2021	(6.21)	(6.21)
Profit/(loss) for the year	(686.02)	(686.02)
Other Comprehensive Income	-	-
Total comprehensive income/(loss) for the year	(692.22)	(692.22)
Balance as at March 31, 2022	(692.22)	(692.22)
Profit/(loss) for the year	(829.85)	(829.85)
Other Comprehensive Income	-	-
Total comprehensive income/(loss) for the year	(1,522.07)	(1,522.07)
Balance as at March 31, 2023	(1,522.07)	(1,522.07)

Notes:

Note: Also refer note 12

Summary of significant accounting policies

2.2

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

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157



For and on behalf of the Board of Directors of
T-Hills Private Limited

Vishnumoorthi H
Director
DIN 05139136

Niraj Kumar Gautam
Chief Financial Officer

Place: Bengaluru
May 22, 2023

Patil D S
Director
DIN 01599400



1. Corporate information

T-Hills Private Limited (the 'Company') was incorporated on November 27, 2015 under the provisions of the Companies Act applicable in India ("Act"). The registered office is located at Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura Hyderabad TG, 500033, India. The Company is engaged in the business of real estate development. Its debentures are listed on BSE Limited (BSE).

The Company has incurred losses of Rs. 829.85 lakhs (March 31, 2022: Rs. 686.02 lakhs) for the year ended March 31, 2023, and it has accumulated losses of Rs.1,522.07 lakhs (March 31, 2022: Rs. 692.22 lakhs) against equity capital of Rs.1 lakh as at March 31, 2023 (March 31, 2022: Rs.1 lakh). The Company is in the initial phase of its operations and in the process of executing a real estate project. Further, Puravankara Limited, the holding company is committed to provide financial and operational support to the Company for its profitable operations in the foreseeable future.

The financial statements were authorized for issue in accordance with a resolution of the Board of Directors on May 22, 2023.

2. Significant accounting policies

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and the Companies (Accounts) Rules, 2014, as amended, and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the financial statements.

The financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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) Current versus non-current classification

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

An asset is treated as current when it is:

- Expected to be 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.



(c) 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 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.

(d) 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.

The Company treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

(e) 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.

(f) Land

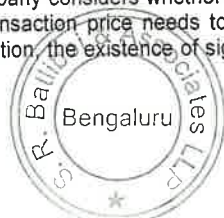
Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories/ capital work in progress.

(g) Revenue recognition

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. 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 of residential or commercial unit 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 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.

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.

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.

ii) Interest income

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

iii) Dividend income

Revenue is recognised when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

(h) Foreign currency translation

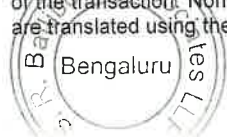
Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Company's functional and presentation currency.

Foreign currency transactions and balances

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

ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.



iii) Exchange differences - The Company accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

(i) Retirement and other employee benefits

The provisions of the Employees' Provident Funds & Miscellaneous Provisions Act, 1952 and Employees' State Insurance Act, 1948, Payment of Gratuity Act, 1972 etc. are not applicable to the Company as the number of employees are less than the minimum required employees under the said acts.

(j) 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.

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.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

(k) 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.

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

(l) 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, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

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. Investments in debt instruments have been measured at fair value through profit or loss.
- iii. Debt instruments at amortized cost
Investment in debt instrument is measured at fair value through profit and loss.
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. 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.
- v. 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.
- vi. 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.
- vii. Financial liabilities at amortized cost
Financial liabilities are subsequently measured 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.
- viii. 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.
- ix. 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.

(m) 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 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.

(n) 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.

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) 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.

ii) Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.



With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) *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.

iv) *Fair value measurement of financial instruments*

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and market risk. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

v) *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.

vi) *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.

vii) *Deferred tax assets*

Deferred 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, which involves judgements around estimation of future taxable profit. Due to judgements involved in such estimation, the same is sensitive to the actual outcome in future periods.



March 31, 2023 March 31, 2022

3 Other Financial Assets (Unsecured, considered good)

Non-current		
Security deposits	-	1.57
Non-current bank balances	230.66	-
	230.66	1.57

Note:

1) Non-current bank balances represent margin money deposits.

4 Loans

Current		
Loans to Holding Company	8,495.57	-
	8,495.57	-

a) Loans repayable on demand

	March 31, 2023		March 31, 2022	
	Amount	% of total	Amount	% of total
Promoters	8,495.57	100%	-	0%
Directors	-	0%	-	0%
Key managerial personnel	-	0%	-	0%
Subsidiaries, associates and joint ventures	-	0%	-	0%
Others (Holding Company)	-	0%	-	0%
Total	8,495.57	100%	-	0%

Note:

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

b) There were no loans granted to company and other parties which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.

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

March 31, 2023 March 31, 2022

5 Deferred tax assets (net)

Deferred tax asset arising on account of :

Carry forward of losses	-	232.74
Impact of net income recognised for tax purposes in a year but recognised in the statement of profit and loss in subsequent years (impact of Ind AS 115 accounting)	3,627.82	-

3,627.82 232.74

Reconciliation of deferred tax assets/ (liabilities) (net)

Net deferred tax asset at the beginning of the year	232.74	2.01
Tax income/(expense) during the year recognized in profit and loss	(3,395.08)	230.73
Net deferred tax asset at the end of the year	(3,162.34)	232.74

The major components of income tax expense for the years ended March 31, 2023 and March 31, 2022 are:

Statement of profit and loss:

Profit or loss section:

Current tax:		
Current income tax charge	3,115.98	-

Deferred tax:

Relating to origination/ reversal of deferred tax		
> Decrease/(increase) in deferred tax assets	(3,395.08)	(230.73)
Income tax expense reported in the statement of profit and loss	(279.10)	(230.73)

OCI section:

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

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

Accounting profit before income tax	(1,108.95)	(916.75)
Statutory income tax rate applicable	25.17%	25.17%
Tax on accounting profit at statutory income tax rate	(279.10)	(230.73)
Income tax expense	(279.10)	(230.73)

6 Assets for current tax (net)

Advance income tax [net of provision for taxation Rs. Nil (March 31, 2022, Rs. Nil)]	99.47	85.31
	99.47	85.31

7 Other assets (Unsecured, considered good unless otherwise stated)

a Non-current		
Deposits with government authorities	3.82	-
	3.82	-
b Current		
Advances to suppliers	1,286.03	365.18
Prepaid expenses	2,088.82	339.69
Duties and taxes recoverable	83.90	67.84
	3,458.75	772.71

8 Inventory

(Valued at lower of cost and net realisable value)

Raw materials, components and stores	12.84	-
Work-in-progress - real estate	35,430.48	27,639.95
	35,443.32	27,639.95

Note: Details of assets pledged are as per note no.13



9 Trade receivables

(Unsecured Considered good)

March 31, 2023 March 31, 2022

Dues from related parties
Dues from others

2,435.77	1,470.26
2,435.77	1,470.26

Trade receivables Ageing Schedule
As at 31 March 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	1,929.76	234.35	271.66	-	-	2,435.77
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	-	-	-	-	-	-
Total	1,929.76	234.35	271.66	-	-	2,435.77

As at 31 March 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	1,470.26	-	-	-	-	1,470.26
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	-	-	-	-	-	-
Total	1,470.26	-	-	-	-	1,470.26

10 Cash and cash equivalents

Cash on hand
Balances with banks
In current accounts

0.30 0.10

5,999.62	9,711.43
5,999.92	9,711.53
5,999.92	9,711.53

Cash and cash equivalents reported in cash flow statement

Changes in liabilities arising from financing activities

(a) Borrowings:

Borrowings -
(Current & non-current)

Balance as at April 1, 2021

Add: Cash inflows

Less: Cash outflows

Add: Finance cost

Others*

Balance as at March 31, 2022

Add: Cash inflows

Less: Cash outflows

Add: Finance cost

Less: Finance cost paid

Balance as at March 31, 2023

*represents adjustments towards withholding taxes and unamortised processing fee etc.

22,193.15
866.23
(10.00)
3,405.56
(69.18)
26,385.76
45,509.93
(55,807.76)
3,861.25
(7,059.26)
12,889.92



11 Equity share capital

March 31, 2023 March 31, 2022

Authorized shares

5,000 (March 31, 2022 - 5,000) equity shares of Rs. 100 each

5.00 5.00

Issued, subscribed and fully paid-up shares

1,000 (March 31, 2022 - 1,000) equity shares of Rs. 100 each

1.00 1.00

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

Equity shares

Balance at the beginning of the year

Issued during the year

Outstanding at the end of the year

March 31, 2023		March 31, 2022	
Number	Rs. in Lakhs	Number	Rs. in Lakhs
1,000	1.00	1,000	1.00
-	-	-	-
1,000	1.00	1,000	1.00

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 100 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 shareholders.

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

Equity shares of Rs. 100 each fully paid-up
Puravankara Limited

March 31, 2023		March 31, 2022	
No. of shares	% holding in the class	No. of shares	% holding in the class
1,000	100.00%	1,000	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, 2023

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Puravankara Limited	Equity shares of Rs. 100 each	1,000.00	-	1,000.00	100%	0%

As at March 31, 2022

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Puravankara Limited	Equity shares of Rs. 100 each	1,000.00	-	1,000.00	100%	0%

e. Shares held by holding/ultimate holding and/or their subsidiaries/associates

Puravankara Limited, the holding company

1,000 (March 31, 2022 - 1,000) equity shares of Rs. 100 each

March 31, 2023 March 31, 2022

1.00 1.00



	March 31, 2023	March 31, 2022
12 Other equity		
Reserves and surplus		
Retained earnings		
Balance at the beginning of the year	(692.22)	(6.21)
Total comprehensive income for the year	(829.85)	(686.02)
Balance at the end of the year	(1,522.07)	(692.22)
Total other equity	(1,522.07)	(692.22)

13 Borrowings

a Non-current borrowings

Secured

Term loans

From banks
From others

Nil (March 31, 2022: 890) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs each

-	10,755.37
-	10,755.37

b Current borrowings

Secured

Nil (March 31, 2022: 680) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs each

2,250 (March 31, 2022: Nil) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 5.87 lakhs each

-	8,127.94
12,889.92	-

Unsecured

Loans from related party (refer Note 24)

-	7,502.45
12,889.92	15,630.39

Note 1: Assets pledged as security

The carrying amounts of assets pledged as security for current and non-current borrowings are:

	March 31, 2023	March 31, 2022
Inventories	35,443.32	27,639.95
Loans	8,495.57	-
Trade receivables	2,435.77	-
Non-current bank balances	230.66	-

Note 2: Details of nature of security, guarantees given by directors and repayment terms of borrowings

Category of loan	March 31, 2023	March 31, 2022	Effective interest rate	Repayment details	Nature of security
Non-current Borrowings:					
Debentures	-	10,755.37	16%	Repayable by 2028 - 2029 (Fully repaid in current year)	a) Underlying project inventory b) Corporate guarantee from Holding Company
Current borrowings:					
Debentures	-	8,127.94	16%	Repayable based on availability of distributable cash	a) Underlying project inventory b) Corporate guarantee from Holding Company
Debentures	12,889.92	-	10.70%	Repayable by December, 2024	a) Underlying project inventory, project receivables/collections, loans, and DSRA b) Corporate guarantee from Holding Company
Loans from related party	-	7,502.45	12%	Repayable based on availability of distributable cash	Unsecured

Note 03:

The above loans were applied for the purpose for which such loans were obtained. Also, the Company has not defaulted in repayment of the above loans and interest thereon.

Note 04:

Listed Rated Secured Redeemable Non-Convertible Debentures:

The Company had issued listed secured redeemable non-convertible 1,570 debentures of Rs.10 lakhs each aggregating to Rs.15,700 lakhs by way of private placement. In April 2022, the Company has redeemed 680 debentures of Rs.10 lakhs each aggregating to Rs.6,800 lakhs and repaid the accrued interest of Rs.3,190 lakhs. Further, in July 2022, the parties agreed for full prepayment of the outstanding debentures including interest with an additional redemption premium of Rs.1,443 lakhs. Consequently, the Company has fully redeemed remaining 890 debentures of Rs.10 lakhs each aggregating to Rs.8,900 lakhs along with outstanding interest of Rs.361 lakhs and additional redemption premium of Rs.1,443 lakhs. Accordingly, during the quarter ended June 30, 2022, the Company has provided for the aforesaid additional redemption premium of Rs.1,443 lakhs and was recognised in the Statement of profit and loss as Finance Costs.

During the quarter ended September 30, 2022, the Company has issued listed secured redeemable non-convertible 2,250 debentures of Rs.10 lakhs each aggregating to Rs.22,500 lakhs by way of private placement. The aforesaid debentures are carrying effective interest rate of 10.70% per annum and are secured by way of mortgage of inventories, receivables and other assets of the Company requiring 154% asset cover as per debenture trust deed (actual asset cover of 399% as at March 31, 2023).

In accordance with the terms of debenture agreement, the Company has partially redeemed the debentures amounting to Rs.9,300 lakhs. Accordingly, as at March 31, 2023, the Company is having 2,250 listed secured redeemable non-convertible debentures of Rs.5,86,666.67 each (net of redemption) aggregating to Rs. 13,200 lakhs (Gross of Rs.310.08 lakhs representing adjustment towards computation of interest expense using the effective interest method).



14 Trade payables

March 31, 2023 March 31, 2022

Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	51.04	0.43
- Total outstanding dues of creditors other than micro and small enterprises	1,557.45	409.37
Payable to related parties - other than micro and small enterprises (refer note 24)	1,195.66	115.97
	<u>2,804.15</u>	<u>525.77</u>

Disclosures 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 principal amount remaining unpaid	51.04	0.43
Interest due thereon remaining unpaid	-	-
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.	-	-
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)	-	-
The amount of interest accrued during the year and remaining unpaid.	-	-
The amount of further interest remaining due and payable for earlier years	-	-

Trade payables Ageing Schedule

As at 31 March 2023

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	51.04	-	-	-	51.04
Total outstanding dues of creditors other than micro enterprises and small	2,718.75	32.47	1.04	0.85	2,753.11
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	<u>2,769.79</u>	<u>32.47</u>	<u>1.04</u>	<u>0.85</u>	<u>2,804.15</u>

As at 31 March 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	0.43	-	-	-	0.43
Total outstanding dues of creditors other than micro enterprises and small	523.45	1.04	-	0.85	525.34
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	<u>523.88</u>	<u>1.04</u>	<u>-</u>	<u>0.85</u>	<u>525.77</u>

15 Other current liabilities

Deferred revenue (Refer Note 27)
Statutory dues payable

44,898.34	13,522.44
193.26	171.32
<u>45,091.60</u>	<u>13,693.76</u>

16 Current tax liabilities (net)

Provision for Tax (Net of advance tax Rs.2,585.48 lakh (March 31, 2022: Nil)

530.50	-
<u>530.50</u>	<u>-</u>



T-Hills Private Limited
CIN: U45206TG2015PTC101944
Notes to Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rs. Lakh, Unless Otherwise Stated)

17 Other income

Interest on financial assets:	
Bank deposits	
Loan to holding company (refer note 24)	
Others	
Miscellaneous income	

March 31, 2023 March 31, 2022

164.78	-
448.56	-
2.93	-
11.37	-
627.64	-

18 (Increase)/ decrease in inventories of land stock and work-in-progress

Inventory at the beginning of the year	
Work-in-progress	

27,639.95 18,835.40

Inventory at the end of the year	
Work-in-progress	

35,430.48 27,639.95
(7,790.53) (8,804.54)

Note:

Cost of raw materials, components and stores consumed

Inventories at the beginning of the year	
Add : Purchases during the year	

-	-
12.84	-
12.84	-
(12.84)	-
-	-

Less : Inventories at the end of the year

Cost of raw materials, components and stores consumed

19 Finance costs

Interest	
- On borrowings	
Bank and other charges	
Interest on delayed payment of advance income tax	

3,779.20 3,405.56
3.64 7.35
78.41 -
3,861.25 3,412.91

Note: Gross of interest inventorised to qualifying work in progress.

The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 10% to 16%.

2,964.71 3,412.24

20 Other expenses

Travel and conveyance	
Legal and professional *	
Rent	
Project development management fee (refer note 24)	
Advertising and sales promotion	
Rates and taxes	
Communication costs	
Printing and stationery	
Brokerage and commission	
Security charges	
Repairs and maintenance - others	
Miscellaneous expenses	

43.09 10.85
352.09 584.55
8.42 -
1,215.43 706.58
528.93 821.72
47.95 2.05
0.64 -
4.68 1.45
20.00 142.95
35.00 24.48
55.54 27.54
14.22 0.14
2,325.99 2,322.31

* Payment to auditors [included in legal and professional charges]

Audit fee	
Reimbursement of expenses	

18.50 16.00
1.00 0.31
19.50 16.31



21 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 following methods and assumptions were used to estimate the fair values:

>The management assessed that the carrying values of cash and cash equivalents, trade payables, and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities.

> The management assessed that the carrying values of borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

These financial assets and financial liabilities as summarised below are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the year.

Break up of financial assets/liabilities measured at amortised cost:

Financial assets :

	Notes	March 31, 2023	March 31, 2022
Trade receivables	9	2,435.77	1,470.26
Cash and cash equivalents	10	5,999.92	9,711.53
Other non-current financial assets	3	230.66	1.57
Loans	4	8,495.57	-
		<u>17,161.92</u>	<u>11,183.36</u>

Financial liabilities :

	Notes	March 31, 2023	March 31, 2022
Non-current borrowings	13(a)	-	10,755.37
Current borrowings	13(b)	12,889.92	15,630.39
Trade payable	14	2,804.15	525.77
		<u>15,694.07</u>	<u>26,911.53</u>

22 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 cash and bank balances and trade 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 arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and other receivables.

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is assured as the registration of sold residential 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 allowance for expected credit loss for current and previous years is Nil.

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 is as detailed in note 10.



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.

March 31, 2023	Less than 1 year	1 year to 4 years	4 years and above	Total
Financial liabilities - current				
Borrowings*	13,784.93	316.05	-	14,100.98
Trade payables	2,804.15	-	-	2,804.15
Financial liabilities - Non current				
Borrowings	-	-	-	-
TOTAL	16,589.08	316.05	-	16,905.13

March 31, 2022	Less than 1 year	1 year to 4 years	4 years and above	Total
Financial liabilities - current				
Borrowings*	8,215.17	9,333.52	-	17,548.69
Trade payables	525.77	-	-	525.77
Financial liabilities - Non current				
Borrowings*	-	-	19,678.70	19,678.70
TOTAL	8,740.94	9,333.52	19,678.70	37,753.13

*including interest expected to be paid over the balance maturity period.

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.

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.

Interest rate sensitivity:

The Company's borrowings are carried at amortised cost and no possible change in interest rates are expected. They are therefore not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. Also refer note 13 for details of terms of borrowings.

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, 2023 and March 31, 2022.

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.

23 Capital Management

The Company's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, 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 current and non-current borrowings less cash and cash equivalents. Total equity comprises equity share capital and other equity.

Particulars

	March 31, 2023	March 31, 2022
Non-current borrowings	-	10,755.37
Current borrowings	12,889.92	15,630.39
Less: Cash and cash equivalents	(5,999.92)	(9,711.53)
Net debt	6,890.00	16,674.23
Total equity	(1,521.07)	(691.22)
Gearing ratio	(4.53)	(24.12)

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



24 Related party transactions

(1) Names of related parties and nature of relationship with the Company

(i) Party where control exists

Puravankara Limited - Holding Company

(ii) Fellow Subsidiaries

Provident Housing Limited

(iii) Key management personnel ('KMP')

Names

Vishnumoorthi H
Patil D S
Niraj Kumar Gautam

Designation

Director
Director
CFO

(iv) Other related party

Handiman Services Limited

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

Particulars	Holding Company		Fellow Subsidiary		Other related parties	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Interest income						
Puravankara Limited*	448.56	-	-	-	-	-
Interest expenses						
Puravankara Limited**	404.99	765.17	-	-	-	-
Loans taken from						
Puravankara Limited	10,618.91	866.23	-	-	-	-
Loans repaid to						
Puravankara Limited	18,416.73	-	-	-	-	-
Loans given to						
Puravankara Limited	20,341.68	-	-	-	-	-
Loans repaid by						
Puravankara Limited	12,249.81	-	-	-	-	-
Project development management fee						
Provident Housing Limited	-	-	585.22	706.58	-	-
Puravankara Limited	630.21	-	-	-	-	-
Development management fee towards selling service						
Puravankara Limited	630.21	-	-	-	-	-
Advertising and sales promotion						
Provident Housing Limited	-	-	34.83	21.86	-	-
Legal and professional						
Puravankara Limited	71.05	-	-	-	-	-
Security charges						
Handiman Services Limited	-	-	-	-	35.00	-
Guarantees closed during the year						
Puravankara Limited	18,883.31	-	-	-	-	-
Guarantees availed during the year						
Puravankara Limited	22,500.00	2,637.07	-	-	-	-

* TDS recovered on interest on loan - Rs.44.86 lakhs (March 31, 2022 - Rs.Nil)

**TDS remitted on interest on borrowings - Rs.109.62 lakhs (March 31, 2022 - Rs.Nil)

During the current year, Puravankara Limited has made payments of Rs.1,897.53 lakhs (March 31, 2022 - Rs. 437 lakhs) towards statutory dues payable by the Company, on behalf of the Company, which were subsequently repaid by the Company

(3) The related parties balances as at the year-end are as follows:

Particulars	Holding Company		Fellow Subsidiary		Other related parties	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Loans taken						
Puravankara Limited	-	7,502.45	-	-	-	-
Loans given to						
Puravankara Limited	8,495.57	-	-	-	-	-
Due to related parties						
Puravankara Limited	1,179.57	-	-	-	-	-
Provident Housing Limited	-	-	10.34	115.97	-	-
Handiman Services Limited	-	-	-	-	5.76	-
Guarantees received						
Puravankara Limited	22,500.00	18,883.31	-	-	-	-

(4) Other information:

1. Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

2. In respect of the transactions with the related parties, the Company has complied with the provisions of Section 188 of the Companies Act, 2013 ('the Act'), and the details have been disclosed above, as required by the applicable accounting standards. The provisions of section 177 of the Act are not applicable to the Company.



25 Financial Ratios

a	Ratio	Current ratio		
	Numerator	Current Assets		
	Denominator	Current Liabilities		
	Ratios/Measures	March 31, 2023	March 31, 2022	
	Current Assets (A)	55,833.33	39,594.45	
	Current Liabilities (B)	61,316.17	29,849.92	
	Current Ratio (C) = (A) / (B)	0.91	1.33	
	% of change from previous year	-31.35%		

The ratio has changed mainly due to higher increase in current liabilities compared to increase in current assets.

b

Ratio	Debt Equity ratio	
Numerator	Total Debt	
Denominator	Shareholder's Equity	
Ratios/Measures	March 31, 2023	March 31, 2022
Total Debt (A)	12,889.92	26,385.76
Shareholder's Equity (B)	(1,521.07)	(691.22)
Debt Equity ratio (C) = (A) / (B)	-8.47	-38.17
% of change from previous year	-77.80%	

The ratio has changed mainly due to increase in losses and decrease in debt compared to previous year.

c

Ratio	Debt Service Coverage ratio	
Numerator	Earnings available for debt service	
Denominator	Debt service	
Ratios/Measures	March 31, 2023	March 31, 2022
Loss before tax (A)	(1,108.95)	(916.75)
Add: Non cash operating expenses and finance cost		
Finance costs (B)	3,861.25	3,412.91
Earnings available for debt services (C) = (A)+(B)	2,752.30	2,496.16
Finance costs paid (D)	7,059.26	3,412.91
Repayment of borrowings (E)	55,807.76	-
Debt service (F) = (D) + (E)	62,867.02	3,412.91
Debt service coverage ratio (G) = (C) / (F)	0.04	0.73
% of change from previous year	-94.01%	

The ratio has changed mainly due to repayment of borrowing during the current year

d

Ratio	Return on equity ratio	
Numerator	Profit after tax	
Denominator	Average shareholders' equity	
Ratios/Measures	March 31, 2023	March 31, 2022
Loss after tax (A)	(829.85)	(686.02)
Closing Shareholders Equity (B)	(1,521.07)	(691.22)
Average shareholder's equity [(Opening + Closing)/2] (C)	(1,106.15)	(348.22)
Return on equity ratio (D) = (A) / (C)	0.75	1.97
% of change from previous year	-61.92%	

The ratio has changed mainly due to increase in losses compared to previous year.

e	Ratio	Trade payable turnover ratio	
	Numerator	Total purchases	
	Denominator	(sub-contractor cost, land cost and other expense)	
		Average trade payables	
	Ratios/Measures	March 31, 2023	March 31, 2022
	Total purchases (B)	5,665.87	3,986.07
	Closing trade payables	2,804.15	525.77
	Average Trade Payables [(opening + closing) /2] (A)	1,664.96	282.28
	Trade payables turnover ratio (C) = (A) / (B)	3.40	14.12
	% of change from previous year	-75.90%	

The ratio has changed mainly due to increase in operations and trade payable in the current year.



Ratio Numerator Denominator	Return on capital employed Earning before interest and taxes Capital Employed (Total equity and Total borrowings)	
Ratios/Measures	March 31, 2023	March 31, 2022
Loss after tax (A)	(829.85)	(686.02)
Adjustments:-		
Add: Total tax expenses/(credit) (B)	(279.10)	(230.73)
Add: Finance cost (C) (net of amount inventorised)	896.54	0.67
Earnings before interest and tax (D) = (A) + (B) + (C)	(212.41)	(916.08)
Total Equity (E)	(1,521.07)	(691.22)
Total borrowings (F)	12,889.92	26,385.76
Capital Employed (G) = (E) + (F)	11,368.85	25,694.54
Return on capital employed (G) = (D) / (G)	(0.02)	(0.04)
% of change from previous year	-47.60%	

The ratio has changed mainly due to repayment of borrowing during the current year.

Notes :

Inventory turnover ratio, Net capital turnover ratio Trade receivable turnover ratio, Net profit ratio and Return on investment are not applicable to the Company.

26 Other Statutory Information

- There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- The Company does not have any transactions with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The Company has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.
- 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 persons or entities, 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.
- No funds have been received by the Company from any persons or entities, 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.
- The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- The Company is not a declared wilful defaulter by any bank or financial institution or any other lender.

27 Revenue from contracts with customers:

27.1 Contract balances

	March 31, 2023	March 31, 2022
Trade receivables	2,435.77	1,470.26
Contract liabilities - deferred revenue	44,898.34	13,522.44

Trade receivables are generally on credit terms of upto 30 days.

Contract liabilities represents transaction price allocated to unsatisfied performance obligations. Deferred revenue is increased due to increased billings.

27.2 Performance obligations

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

Revenue to be recognised at a point in time	60,185.60	40,118.11
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* The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

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

	March 31, 2023	March 31, 2022
Inventories		
- Work-in-progress*	30,068.93	15,879.00
Prepaid expenses (represents brokerage costs pertaining to sale of real estate units)	1,897.23	310.77

*Represents work-in-progress towards existing customer contracts



28 Commitments and contingencies

a. Commitments

(i) As at March 31, 2023, the Company did not have any contracts remaining to be executed on capital account that were not provided for (March 31, 2022 - Rs. Nil).

b. Contingent liabilities

i) Impact of pending litigations

	March 31, 2023	March 31, 2022
Demand from Bangalore International Airport Area Planning Authority towards plan sanction charges under dispute	472.94	472.94

Note: The Company does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

29 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 and all the non-current assets of the Company are located in India.

30 Unhedged foreign currency exposure

	March 31, 2023	March 31, 2022
	Nil	Nil

31 Standards issued but not yet effective

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective from 01 April 2023.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 April 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to Ind AS 1 are applicable for annual periods beginning on or after 1 April 2023. Consequential amendments have been made in Ind AS 107.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations. Consequential amendments have been made in Ind AS 101. The amendments to Ind AS 12 are applicable for annual periods beginning on or after 1 April 2023.

The Company is currently assessing the impact of the amendments.

As per our report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership no.: 213157



Place: Bengaluru
May 22, 2023

For and on behalf of the Board of Directors of
T-Hills Private Limited

Vishnumoorthi H
Director
DIN 05139136

Niraj Kumar Gautam
Chief Financial Officer

Place: Bengaluru
May 22, 2023



Patil D S
Director
DIN 01599400