

# **Purva Star Properties Private Limited**

**Financial Statements**

**Year ended 31 March 2024**

---

**Independent Auditor's Report**

**To the Members of Purva Star Properties Private Limited**

**Report on the Ind AS Financial Statements**

**Opinion**

We have audited the accompanying Ind AS financial statements of Purva Star Properties Private Limited (“the Company”), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as “the Ind AS financial statements”).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 (“the Act”) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, (“Ind AS”) and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with Standards on Auditing (SAs). Our responsibilities under those standards are further described in Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



## Key Audit Matters

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

KEY AUDIT MATTER	RESPONSE TO KEY AUDIT MATTER
<p><b>Accuracy of recognition, measurement, presentation and disclosures of revenues and other related balances in view of adoption of Ind AS 115 “Revenue from Contracts with Customers”</b></p> <p>The application of the revenue accounting standard involves certain key judgements relating to identification of distinct performance obligations, determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognized over a period. In the current year, Company recognised revenue of Rs. 41,57,98,881 /- as per Ind AS 115 for the year ended 31<sup>st</sup> March 2024. The determination of contract price and costs and time of recognition of revenue have a material impact on the financial statements. Accordingly, we have identified this as a Key Audit Matter.</p> <p>Refer note to the financial statements.</p>	<p><b><u>Principal Audit Procedures</u></b></p> <p>Our audit procedures on revenue recognition includes testing of the design and operating effectiveness of the internal controls and substantive testing as follows:</p> <ul style="list-style-type: none"><li>• We obtained understanding and tested, on sample basis, the design of Internal Controls and revenue recognition process.</li><li>• We obtained and examined the computation of the adjustment to retained earnings as at the transition date</li><li>• We tested mathematical accuracy of revenue and costs of sample selected contacts on sample basis.</li><li>• We performed analytical review on revenue and margins of different contracts on sample basis.</li><li>• Comparing the transaction price with the government valuation price.</li><li>• We performed test of details, on a sample basis, and examined the underlying customer/JDA contracts and sale deed/ handover documents, evidencing the</li></ul>



	<p>transfer of control of the asset to the customer.</p> <ul style="list-style-type: none"> <li>• We obtained and examined the computation of the fair value of the construction service under JDA</li> <li>• Where there is significant differences in margins and costs, we obtained management explanation with the underlying supporting documentation, on sample basis.</li> </ul>
--	---

**Information Other than the Ind AS Financial Statements and Auditor’s Report Thereon**

The Company’s Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board’s Report including Annexures to Board’s Report, but does not include the financial statements and our auditor’s report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard

**Management’s Responsibility for the Ind AS Financial Statements**

The Company’s Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (“the Act”) with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS)



specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### **Auditor's Responsibility**

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

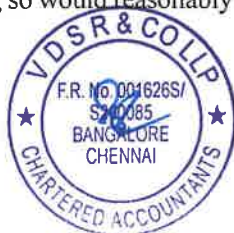


- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls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

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

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

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



## Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors report) Order, 2020 ("The Order") issued by the central government of India in terms of subsection 11 of section 143 of the Act, We give in the "Annexure A" a statement on the matter specified in paragraphs 3 & 4 of the order.
2. As required by Section 143(3) of the Act, we report that:
  - a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph (i) (v) below on reporting under Rule 11(g).
  - c) the Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
  - d) in our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - e) on the basis of the written representations received from the directors as on 31 March 2024 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(v) below on reporting under Rule 11(g).
  - g) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
  - h) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act;



In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the current year, accordingly provisions of Section 197 of the Act is not applicable.

i) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. the Company has disclosed the impact of pending litigations which would impact its financial position in its financial statements.

ii. the Company did not have any long-term contracts including derivate contracts for which there were any material foreseeable loss.

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

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

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

c) Based on the above explanations and audit procedures which we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has



caused us to believe that the representations under sub-clause (I) and (II) of clause (iv) contain any material mis-statement.

- v. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software except that, audit trail feature is not enabled for certain changes made, if any, using certain access rights, as described in note 38 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of the accounting software.

Further, with regard to reporting on preservation of audit trial, as per proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per statutory requirements for record retention is not applicable for the year ended March 31, 2024.

- vi. The Company has declared and paid interim dividend during the year is in compliance with section 123 of the Act.

For V D S R & Co LLP  
Chartered Accountants  
FRN No.: 001626S/S200085



Venkatesh Kamath S V  
Partner  
Membership No 202626



Place: Bengaluru

Date: 23-04-2024

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

## Annexure – A to the Independent Auditor’s Report

The Annexure referred to in Independent Auditors’ Report to the members of the Company on the financial statements for the year ended 31 March 2024, we report that:

1.

a.

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

ii. The Company has maintained proper records showing full particulars of Intangible assets.

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

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

d. According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not revalued either its property, plant and equipment or intangible assets or both during the year. Accordingly, paragraph 3(i)(d) of the Order is not applicable.

e. According to the information and explanations given to us and based on our examination of the records of the Company, there are no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder. Accordingly, paragraph 3(i)(e) of the Order is not applicable.

2.

a. The Company is engaged in business of real estate development and related services. Company holds inventory in the form of land, developed and underdeveloped properties. In our opinion and according to the information and explanations given to us, having regard to the nature of inventories, the procedures and frequency of the physical verification by way of title deeds, site visits by the management, certification of work completion, the verification of inventories are



reasonable and adequate having regard to size of the company and nature of its business and on material discrepancies were noticed on physical verification.

b. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3(ii)(b) of the Order is not applicable.

3. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. The Company has granted loans to holding company during the year, details of the loan is stated in sub-clause (a) below. The Company has not granted any loans, secured or unsecured, to firms, limited liability partnerships or any other parties during the year.

a.

A. The Company does not have any subsidiaries as at reporting period.

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

Particulars	Amount ( ` in Rupees)
Aggregate amount during the year – Others	50,46,66,060 /-
Balance outstanding as at balance sheet date - Others	35,39,81,306 /-

b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan given falling due during the year, which has been renewed or extended or fresh loans given to settle the overdue of existing loans given to the same party.

c. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has given loan to its holding company repayable on demand of Rs. 50,46,66,060 /- which constitutes 100 % of the total loans granted, aggregate



amount of loans granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;

4. According to information and explanations given to us, the Company has not granted any loans, made any investments, extended any guarantees and provided any security to or on behalf of the parties referred in section 185 and 186 of the Companies Act, 2013.
5. The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
6. According to the information and explanations given to us and based on our examination of the records of the Company, the Central Government has not prescribed the maintenance of cost records under Section 148 (1) of the Act for any of the services rendered by the Company. Accordingly, paragraph 3(vi) of the Order is not applicable.
7. In respect of Statutory Dues:
  - a. According to information and explanations given to us and on the basis of our examinations of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including, income-tax, Goods and Service Tax (GST) and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees' state insurance, duty of excise, provident fund, duty of customs, cess, value added tax, sales tax and service tax. There are no undisputed statutory dues outstanding as at March 31 2024 for a period of more than six months from the date they become payable.
  - b. According to the information and explanations given to us and based on the examination of the records of the Company, there are no amounts outstanding in respect of the aforesaid dues on account of any dispute.
8. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year.



9.

- 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 willful defaulter by any bank or financial institution or government or any government authority
- c. Term loans were applied for the purpose of 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 purpose by the company
- e. According to the information and explanation given to us, company does not have any subsidiaries and hence, reporting under clause 3(ix)(e) of the order is not applicable.
- f. According to the information and explanation given to us, company does not have any subsidiaries and hence, reporting under clause 3(ix)(f) of the order is not applicable.

10.

- a. In our opinion and according to the information and explanation given by the management, the company has not raised any monies by the way of initial public offer/ further public offer (including debt instruments), being a private limited company.
- b. In our opinion and according to the information and explanation given by the management, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially, or optionally convertible) during the year.

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

12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188



of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14. In our opinion and according to the information and explanations given to us, Internal audit is not applicable as the company.
15. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are not applicable to the Company.
16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.
17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not incurred any cash losses either in the current financial year or in the immediately preceding financial year. Accordingly, paragraph 3(xvii) of the Order is not applicable.
18. There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable
19. According to the information and explanations given to us and based on our examination of the records of the Company and on the basis of financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that there is no material uncertainty on the Company's capability to meet its liabilities existing on 31 March 2024 as and when they fall due within a period of one year from the balance sheet date.



20.

- a. There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
- b. In respect of ongoing projects, the Company has transferred unspent Corporate Social Responsibility (CSR) amount as at the end of the previous financial year, to a Special account within a period of 30 days from the end of the said financial year in compliance with the provision of section 135(6) of the Act.

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

For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626



Place: Bengaluru

Date: 23-04-2024

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

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

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

We have audited the internal financial controls over financial reporting of Purva Star Properties Private Limited ("the Company") as of 31 March 2024 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

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

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and



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

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

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

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

### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

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



## Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626



Place: Bengaluru

Date: 23-04-2024

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

Purva Star Properties Private Limited

CIN: U45201KA2007PTC042489

Balance Sheet as at March 31, 2024

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

Note	March 31, 2024	March 31, 2023	
<b>ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, plant and equipment	3	259.88	314.63
(b) Intangible assets	4	818.95	1,013.30
(c) Financial assets			
(i) Investments	5	0.41	-
(d) Deferred tax assets (net)	7	38,013.80	43,621.68
(e) Assets for current tax (net)	8	25,732.83	18,099.03
<b>Total non-current assets</b>		<b>64,825.89</b>	<b>63,048.65</b>
<b>Current assets</b>			
(a) Inventories	10	1,02,346.23	3,89,085.23
(b) Financial assets			
(i) Trade receivables	11	18,895.59	89,392.45
(ii) Cash and cash equivalents	12	22,067.15	13,646.11
(iii) Loans	6	3,53,981.31	4,24,932.60
(c) Other current assets	13	8,655.77	88,530.76
<b>Total current assets</b>		<b>5,05,966.05</b>	<b>10,05,587.16</b>
<b>Total assets</b>		<b>5,70,791.94</b>	<b>10,68,635.81</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity share capital	14	100.00	100.00
(b) Other equity	15	1,77,957.36	5,53,943.99
<b>Total equity</b>		<b>1,78,057.36</b>	<b>5,54,043.99</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	16	-	-
<b>Total non-current liabilities</b>		<b>-</b>	<b>-</b>
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	16	3,36,989.00	-
(ii) Trade payables	18	-	-
A- total outstanding dues of micro enterprises and small enterprises		-	-
B- total outstanding dues of creditors other than micro enterprises and small enterprises		16,333.66	85,287.10
(b) Other current liabilities	19	39,411.92	4,28,110.91
(c) Provisions	17	-	1,193.81
<b>Total current liabilities</b>		<b>3,92,734.58</b>	<b>5,14,591.82</b>
<b>Total equity and liabilities</b>		<b>5,70,791.94</b>	<b>10,68,635.81</b>
Summary of material accounting policies	2.2		

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

As per report of even date

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

Venkatesh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 23.04.2024



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

Jasbir Ashish Puravankara  
Director  
DIN 01918184

Place: Bengaluru  
Date: 23.04.2024

Patil D S  
Director  
DIN 01599400



Purva Star Properties Private Limited  
CIN: U45201KA2007PTC042489  
**Statement of Profit and Loss for the year ended March 31, 2024**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	Note	March 31, 2024	March 31, 2023
<b>Income</b>			
Revenue from operations	20	4,17,926.26	88,520.07
Other income	21	70,758.50	47,326.25
<b>Total</b>		<b>4,88,684.76</b>	<b>1,35,846.31</b>
<b>Expenses</b>			
Material and contract cost	22	227.42	1,57,550.83
Purchase of land stock		80,379.34	-
(Increase)/ decrease in inventory of work-in-progress	23	2,87,109.81	(82,555.23)
Finance costs	24	31,487.96	18.81
Depreciation and amortization expense	25	249.10	234.84
Other expenses	26	61,609.88	32,336.77
<b>Total expenses</b>		<b>4,61,063.51</b>	<b>1,07,585.81</b>
<b>Profit before tax</b>		<b>27,621.25</b>	<b>28,260.50</b>
<b>Tax expense</b>			
Current tax	9	-	-
Deferred tax		5,607.88	15,451.26
<b>Total tax expense</b>		<b>5,607.88</b>	<b>15,451.26</b>
<b>Profit for the year</b>		<b>22,013.37</b>	<b>12,809.24</b>
<b>Other comprehensive income ('OCI')</b>			
Items that reclassified to profit or loss		-	-
Items that will not be reclassified to profit or loss		-	-
<b>Total other comprehensive income</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year (comprising profit and OCI)</b>		<b>22,013.37</b>	<b>12,809.24</b>
<b>Earnings per equity share ('EPS')</b>			
(Nominal value per equity share ₹ 10 (March 31, 2023 - ₹10))			
Basic (₹)		2,201.34	1,280.92
Diluted (₹)		2,201.34	1,280.92
<b>Weighted average number of equity shares used in computation of EPS</b>			
Basic - in numbers thousands		10.00	10.00
Diluted - in numbers thousands		10.00	10.00

**Summary of material accounting policies**

2.2

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

As per report of even date

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

Venkatesh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 23.04.2024



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

Jasbir Ashish Puravankara  
Director  
DIN 01818184

Place: Bengaluru  
Date: 23.04.2024

Patil D S  
Director  
DIN 01599400



**Purva Star Properties Private Limited**  
**Standalone Statement of cash flow for the year ended March 31, 2024**  
 (All amounts in Indian ₹ Thousands, unless otherwise stated)

	31 Mar 2024	31 Mar 2023
<b>A. Cash flow from operating activities</b>		
Profit before tax and prior period items	27,621.25	28,260.50
Adjustments for:		
Depreciation and amortization	249.10	234.84
Finance cost	31,482.74	-
Interest income	(66,288.56)	(44,184.02)
<b>Operating profit before working capital changes</b>	<u>(8,935.47)</u>	<u>(15,688.68)</u>
Movements in working capital :		
(Increase)/Decrease in trade receivables	70,496.86	(49,184.80)
(Increase)/Decrease in loans and advances and other current assets	72,241.19	(3,774.64)
(Increase)/Decrease in properties under development	2,86,739.00	(80,134.30)
Increase/(Decrease) in current liabilities and provisions	(4,58,846.24)	88,839.70
<b>Cash received from operations</b>	<u>(38,304.66)</u>	<u>(59,942.72)</u>
Direct taxes paid (net)	-	(1,564.79)
<b>Net cash from operating activities</b>	<u>(38,304.66)</u>	<u>(61,507.51)</u>
<b>B. Cash flows from investing activities</b>		
Investments made in equity shares of fellow subsidiaries	(0.41)	-
Loans repaid by Holding Company (net)	70,951.29	-
Investment in bank deposits	(11,400.00)	-
Purchase of fixed assets, including capital advances	-	(1,116.12)
Interest received	68,288.56	44,184.02
<b>Net cash (used in) investing activities</b>	<u>1,27,839.44</u>	<u>43,067.90</u>
<b>C. Cash flows from financing activities</b>		
Proceeds from term loans	3,50,000.00	-
Dividends paid	(3,98,000.00)	-
Interest paid	(44,493.74)	-
<b>Net cash generated from/(used in) financing activities</b>	<u>(92,493.74)</u>	<u>-</u>
<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>	<u>(2,958.96)</u>	<u>(18,439.61)</u>
Cash and cash equivalents at the beginning of the year	<u>13,646.11</u>	<u>32,085.72</u>
<b>Cash and cash equivalents at the end of the year</b>	<u>10,687.15</u>	<u>13,646.11</u>
<b>Components of cash and cash equivalents</b>		
Cash and bank balances (as per note 12 to the financial statements)	22,087.15	13,646.11
Less: Bank deposits and margin monies considered separately	11,400.00	-
	<u>10,687.15</u>	<u>13,646.11</u>

**Summary of material accounting policies**

22

The accompanying notes from an integral part of financial statements.

As per our report of even date attached

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

Venkatesh Kamath S V  
 Partner  
 Membership No: 202626

Place: Bengaluru  
 Date: 23.04.2024



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

Jasbir Ashish Puravankara  
 Director  
 DIN 01918184

Place: Bengaluru  
 Date: 23.04.2024

Patil D S  
 Director  
 DIN 01599400



**Purva Star Properties Private Limited**  
**Statement of changes in equity for the year ended March 31, 2024**  
 (All amounts in Indian ₹ Thousands, unless otherwise stated)

**A. Equity share capital**

Particulars
10,000 Equity shares of face value of ₹ 10 each fully paid

As at 01 April 2022	Movement during 2022-23	As at March 31, 2023	Movement during 2023-24	As at March 31, 2024
100.00	-	100.00	-	100.00
100.00	-	100.00	-	100.00

**B. Other equity**

Particulars
Balance as at 1 April 2022
Profit for the year
Other Comprehensive Income
Total comprehensive income for the year
Dividends
Balance as at March 31, 2023
Profit for the year
Other Comprehensive Income
Total comprehensive income for the year
Dividends (including tax on dividend)
Balance as at March 31, 2024

Securities premium reserve	Reserves and surplus		
	General reserve	Retained Earnings	Total
-	-	5,41,134.74	5,41,134.74
-	-	12,809.24	12,809.24
-	-	-	-
-	-	5,53,943.99	5,53,943.99
-	-	-	-
-	-	5,53,943.99	5,53,943.99
-	-	-	-
-	-	22,013.37	22,013.37
-	-	-	-
-	-	5,75,957.35	5,75,957.35
-	-	(3,98,000.00)	(3,98,000.00)
-	-	1,77,957.35	1,77,957.35

**Summary of material accounting policies**

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

As per report of even date

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

Venkatesh Kamath S V  
 Partner  
 Membership No: 202826

Place: Bengaluru  
 Date: 23.04.2024



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

Jasbir Ashish Puravankara  
 Director  
 DIN 01918184

Place: Bengaluru  
 Date: 23.04.2024

Patil D S  
 Director  
 DIN 01599400



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

1. Corporate information

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

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on April 23, 2024.

2. Material accounting policies

2.1 Basis of preparation

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

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

2.2 Summary of material accounting policies

(a) Use of estimates

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

(b) Changes in accounting policies and disclosures

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

(c) Current versus non-current classification

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

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.





**Purva Star Properties Private Limited**

**Notes to Ind AS Financial Statements for the year ended March 31, 2024**

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

(f) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

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

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

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

(g) Impairment

A. Financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

B. Non-financial assets

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

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

(h) Borrowing costs

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

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

(i) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

- 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.

(j) Land

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

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

(k) Revenue recognition

A. Revenue recognition

a. (i) Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer. 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, non-cash consideration, and consideration payable to the customer, if any.

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

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the 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



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

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.

(ii) Contract balances

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

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

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

(iii) Cost to obtain a contract

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

b. Interest income

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

(l) Income taxes

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

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



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

i. Current income tax

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

ii. Deferred income tax

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

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

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

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

(m) Provisions and contingent liabilities

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

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

(n) Financial Instruments

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

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

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

iii. Debt instruments at amortized cost

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

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

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

iv. Equity investment in subsidiaries, joint ventures and associates

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

v. De-recognition of financial asset

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities

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

vii. Financial liabilities at fair value through profit or loss

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

viii. Financial liabilities at amortized cost

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

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



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

ix. De-recognition of financial liability

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

x. Fair value of financial instruments

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

Fair value hierarchy:

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

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

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

(o) Cash dividend to equity holders of the Company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

(p) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

(q) Cash and cash equivalents

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

2.3. Significant accounting judgments, estimates and assumptions

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



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

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

For projects executed through joint development arrangements, the Company has evaluated that land owners are not engaged in the same line of business as the Company and hence has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
**(All amounts in Indian Rs. Thousands, unless otherwise stated)**

the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Company under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

d) Significant financing component

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

ii. Impairment of non-financial assets

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

iii. Measurement of financial instruments at amortized cost

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

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

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

v. Provision for litigations and contingencies

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



Purvà Star Properties Private Limited  
Notes to Ind AS Financial Statements for the year ended March 31, 2024  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

3 Property, plant and equipment

Particulars	Plant and machinery	Office equipments	Computer equipments- end user devices	Furniture and fixtures	Total
Gross carrying amount at cost					
At April 1, 2022	9.50	3,904.91	28.50	421.52	4,364.43
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
At March 31, 2023	9.50	3,904.91	28.50	421.52	4,364.43
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
At March 31, 2024	9.50	3,904.91	28.50	421.52	4,364.43
Accumulated depreciation					
At April 1, 2022	3.26	3,646.43	-	318.09	3,967.78
Charge for the year	0.64	23.18	27.08	31.12	82.02
Adjustments for disposals	-	-	-	-	-
At March 31, 2023	3.90	3,669.60	27.08	349.21	4,049.80
Charge for the year	0.64	22.98	-	31.13	54.75
Adjustments for disposals	-	-	-	-	-
At March 31, 2024	4.55	3,692.58	27.08	380.34	4,104.55
Net block					
At March 31, 2023	5.60	235.31	1.43	72.31	314.63
At March 31, 2024	4.95	212.33	1.43	41.18	259.88

Notes:

a. Deemed carrying cost

For property, plant and equipment existing as on the date of transition to Ind AS, i.e., 01 April 2015, the Company has used previous GAAP carrying value as deemed costs

Notes:

a. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2024 and March 31, 2023

b. Property, plant and equipment pledged as security

No assets has been pledged

4 Intangible assets

Particulars	Computer software	Total
Gross carrying amount at cost		
At April 1, 2022	-	-
Additions	1,166.12	1,166.12
Disposals	-	-
At March 31, 2023	1,166.12	1,166.12
Additions	-	-
Disposals	-	-
At March 31, 2024	1,166.12	1,166.12
Accumulated amortization		
At April 1, 2022	-	-
Charge for the year	152.82	152.82
Disposals	-	-
At March 31, 2023	152.82	152.82
Charge for the year	194.35	194.35
Disposals	-	-
At March 31, 2024	347.17	347.17
Net block		
At March 31, 2023	1,013.30	1,013.30
At March 31, 2024	818.95	818.95

5 Non-current investments

Non-current investments - valued at cost unless stated otherwise

Investment in fellow subsidiaries (fully paid-up)

PPL Khondapur Developers Private Limited

One equity share (March 31, 2023 - Nil) of Rs. 100 each

PPL Hebbal Developers Private Limited

One equity share (March 31, 2023 - Nil) of Rs. 100 each

Purva Blue Agate Private Limited

One equity share (March 31, 2023 - Nil) of Rs. 100 each

Purva Shelters Private Limited

One equity share (March 31, 2023 - Nil) of Rs. 100 each

Purva Blue Dwelling Private Limited

One equity share (March 31, 2023 - Nil) of Rs. 100 each

6 Loans

Current

(Unsecured, considered good)

Loans to holding company

3,53,981.31	4,24,932.60
<u>3,53,981.31</u>	<u>4,24,932.60</u>



March 31, 2024 March 31, 2023

**7 Deferred tax assets (net)**

Deferred tax asset arising on account of:

Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting  
Impact of financial assets and liabilities carried at amortized cost & Impact of Ind AS 115, carry forward losses

	173.92	298.06
	37,839.88	43,323.62
	<u>38,013.80</u>	<u>43,621.68</u>

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

Advance income tax (net of provision for taxation ₹ Nil (March 31, 2023, ₹ Nil))

	25,732.83	18,099.03
	<u>25,732.83</u>	<u>18,099.03</u>

**9 Income tax**

The major components of income tax expense for the years ended March 31, 2024 and March 31, 2023 are:

Statement of profit and loss:

Profit or loss section:

Current tax:

Current income tax charge

Excess/short tax of earlier years

Deferred tax:

Relating to origination/ reversal of temporary differences

Income tax expense reported in the statement of profit and loss

	5,607.88	15,451.26
	<u>5,607.88</u>	<u>15,451.26</u>

OCI section:

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

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

Income tax charged to OCI

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

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

Accounting profit before income tax

	27,621.25	28,260.50
--	-----------	-----------

Effective tax rate in India

25.168% 25.168%

Expected tax expense

6,951.72 7,112.60

Tax on earlier year

- -

Effect of tax rate change and non deductible expenses

(1,343.84) 6,418.87

Others (CSR)

- 1,919.79

Income tax expense

5,607.88 15,451.26

**10 Inventories**

(valued at lower of cost and net realisable value)

Raw materials, components and stores

815.70 444.89

Land stock

85,788.91 -

Stock of flats

15,741.62 3,88,640.34

	<u>1,02,346.23</u>	<u>3,89,085.23</u>
--	--------------------	--------------------

**11 Trade receivables**

Unsecured, considered good

Dues from related parties

Dues from others

	-	-
	18,895.59	89,392.45
	<u>18,895.59</u>	<u>89,392.45</u>

**Trade receivables Ageing Schedule**

As at 31 March 2024	Current but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	-	163.92	1,392.43	4.66	66.37	17,268.23	18,895.59
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
<b>Total</b>	-	<b>163.92</b>	<b>1,392.43</b>	<b>4.66</b>	<b>66.37</b>	<b>17,268.23</b>	<b>18,895.59</b>

As at 31 March 2023	Current but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	-	59,324.32	8,716.57	2,720.70	950.44	17,680.42	89,392.45
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
<b>Total</b>	-	<b>59,324.32</b>	<b>8,716.57</b>	<b>2,720.70</b>	<b>950.44</b>	<b>17,680.42</b>	<b>89,392.45</b>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
<b>12 Cash and cash equivalents</b>		
Cash on hand		
Balances with banks		
In current accounts	10,339.99	13,646.11
Bank deposits with original maturity upto three months	11,747.16	-
	<u>22,087.15</u>	<u>13,646.11</u>
<b>13 Other assets</b>		
Current		
Advances to suppliers	57.28	74,539.05
Prepaid expenses	-	2,216.18
Duties and taxes recoverable	8,563.33	10,704.56
Other advances	35.16	1,070.97
	<u>8,655.77</u>	<u>88,530.76</u>
<b>14 Equity share capital</b>		
Authorized shares		
1,00,000 (31 March 2023- 1,00,000) equity shares of ₹ 10 each	1,000.00	1,000.00
Issued, subscribed and fully paid-up shares		
10,000 (31 March 2023- 10,000) equity shares of ₹ 10 each	100.00	100.00

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

**Equity shares**

	March 31, 2024		March 31, 2023	
	Number	Amount	Number	Amount
Balance at the beginning of the year	10,000.00	100.00	10,000.00	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	<u>10,000.00</u>	<u>100.00</u>	<u>10,000.00</u>	<u>100.00</u>

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

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

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

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

	March 31, 2024		March 31, 2023	
	No of shares	% holding in the class	No of shares	% holding in the class
Equity shares of ₹ 10 each fully paid-up Purvankara Limited	10,000.00	100.00%	10,000.00	100.00%

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

**d Shares held by promoters**

As at March 31, 2024

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Transferred during the year	No. of shares at the end of the year	% of total shares	% change during the year
Purvankara Limited	Equity shares of ₹10 each	10,000.00	-	10,000.00	100%	0%

As at March 31, 2023

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Transferred during the year	No. of shares at the end of the year	% of total shares	% change during the year
Purvankara Limited	Equity shares of ₹10 each	10,000.00	-	10,000.00	100%	0%

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

Purvankara Limited - Holding Company  
10,000 equity shares of Rs. 10 each

100.00



Purva Star Properties Private Limited  
Notes to Ind AS Financial Statements for the year ended March 31, 2024  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
<b>15 Other equity</b>		
Retained earnings		
Balance at the beginning of the year	5,53,943.99	5,41,134.74
Dividend	(3,98,000.00)	-
Total comprehensive income for the year	22,013.37	12,809.24
Balance at the end of the year	1,77,957.36	5,53,943.99
<b>Total other equity</b>	<b>1,77,957.36</b>	<b>5,53,943.99</b>
<b>16 Borrowings</b>		
current		
Secured loans		
Term loans		
From banks	3,36,989.00	-
	<b>3,36,989.00</b>	<b>-</b>

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

Category of loan	March 31, 2024	March 31, 2023	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	3,36,989.00	-	13.95%	2024	12 months from the first drawdown date	Hypothecation of Puravankra Limited Projects- Park Square, Oakshire and Park Hill

**17 Provisions**

Current		
Other Provisions	-	1,193.81
	<b>-</b>	<b>1,193.81</b>

**18 Trade payables**

Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro and small enterprises	16,333.66	85,287.10
	<b>16,333.66</b>	<b>85,287.10</b>

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 Company has not received any claim for interest from any supplier under the said Act

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

Trade payables Ageing Schedule

As at 31 March 2024	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	3,771.19	6,081.47	3,092.66	3,388.34	16,333.66
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>3,771.19</b>	<b>6,081.47</b>	<b>3,092.66</b>	<b>3,388.34</b>	<b>16,333.66</b>

As at 31 March 2023	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	52,714.57	24,875.65	1,562.38	6,134.50	85,287.10
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>52,714.57</b>	<b>24,875.65</b>	<b>1,562.38</b>	<b>6,134.50</b>	<b>85,287.10</b>

**19 Other current liabilities**

	March 31, 2024	March 31, 2023
Deferred revenue	32,893.21	4,11,618.25
Statutory dues payable	2,058.12	2,252.27
Liability towards Corporate Social Responsibility	4,460.59	7,628.03
Other payables	-	6,612.36
	<b>39,411.92</b>	<b>4,28,110.91</b>



Purva Star Properties Private Limited  
Notes to Ind AS Financial Statements for the year ended March 31, 2024  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
<b>20 Revenue from operations</b>		
Revenue from operations	4,15,798.88	86,149.03
Income from Sale of properties	<u>4,15,798.88</u>	<u>86,149.03</u>
<b>Other operating revenues</b>		
Scrap sales	198.00	-
Others	1,929.38	2,371.04
	<u>2,127.38</u>	<u>2,371.04</u>
	<b>(A)</b>	
	<b>(B)</b>	
	<b>(A)+(B)</b>	
<b>21 Other income</b>		
Interest income on:		
Fixed deposits	347.16	-
Loan to holding company	67,941.40	44,184.02
from customers	1,034.64	663.70
Others	241.49	-
Provision no longer required	1,193.81	2,478.53
	<u>70,758.50</u>	<u>47,326.25</u>
<b>22 Material and contract cost</b>		
Material and contract costs	227.42	1,57,550.83
	<u>227.42</u>	<u>1,57,550.83</u>
<b>23 (Increase)/ decrease in inventory of stock of flats, land stock and work-in-progress</b>		
Inventory at the beginning of the year		
Work-in-progress	-	2,82,546.46
Stock of flats	3,88,640.34	23,538.65
Inventory at the end of the year		
Land stock	85,788.91	-
Stock of flats	15,741.62	3,88,640.34
	<u>2,87,109.81</u>	<u>(82,555.23)</u>
<b>24 Finance costs</b>		
Interest		
- Term loans	31,482.74	-
Bank charges	5.22	18.61
	<u>31,487.96</u>	<u>18.61</u>
<b>25 Depreciation and amortization expense</b>		
Depreciation of property, plant and equipment (refer note 3)	54.75	82.02
Amortization of intangible assets (refer note 4)	194.35	152.82
	<u>249.10</u>	<u>234.84</u>
<b>26 Other expenses</b>		
Travel and conveyance	9.96	186.70
Repairs and maintenance	1,832.31	2,252.03
Power and Fuel	134.05	-
Insurance	516.53	-
Legal and professional *	2,563.81	2,236.82
Rates and taxes	49,321.37	13,219.64
Communication costs	-	104.28
Advertising and sales promotion	597.61	-
Brokerage and referral	2,363.96	827.39
Corporate social responsibility expenses	-	7,627.88
Balances written off	-	5,689.78
Compensation paid to customers	4,007.11	-
Miscellaneous expenses	263.17	192.25
	<u>61,609.88</u>	<u>32,336.77</u>
<b>* Payment to auditor [included in legal and professional charges]</b>		
As auditor:		
Audit fee	100.00	100.00
	<u>100.00</u>	<u>100.00</u>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
 (All amounts in Indian ₹ Thousands, unless otherwise stated)

**Details of CSR expenditure:**

- (a) Gross amount required to be spent during the year  
 (b) Amount approved by the Board to be spent during the year

March 31, 2024	March 31, 2023
-	7,627.62
-	7,627.62

- (c) Amount spent during the year ending on March 31, 2024

Amount spent	Amount yet to be spent	Total
-	-	-
-	-	-

- (i) Construction/acquisition of any asset  
 (ii) On purposes other than (i) above

- (c) Amount spent during the year ending on March 31, 2023

Amount spent	Amount yet to be spent/(excess spent)	Total
-	-	-
-	7,627.62	7,627.62
-	7,627.62	7,627.62

- (i) Construction/acquisition of any asset  
 (ii) On purposes other than (i) above

- (d) Details related to spent / unspent obligations:

- (i) Contribution to Public Trust  
 (ii) Contribution to Charitable Trust  
 (iii) Spent on identified projects  
 (iii) Unspent money in relation to :  
 Ongoing project  
 Other than ongoing project

March 31, 2024	March 31, 2023
-	-
-	-
-	7,627.62
-	-
-	7,627.62

**(f) Details of ongoing project:**

Opening Balance		Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company	In Separate CSR Unspent A/c		From Company's bank A/c	From Separate CSR Unspent A/c	With Company	In Separate CSR Unspent A/c
-	7,627.62	-	-	3,167.46	-	4,460.16

**Notes:**

- a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act.  
 b) All amounts that are unspent under section (5) of section 135 of the Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the Act.

**27 Fair value measurements**

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.  
 The Company does not have financial assets and liabilities measured at fair value.

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

Break up of financial assets carried at amortized cost	Notes	March 31, 2024	March 31, 2023
Loans	6	3,53,981.31	4,24,932.60
Trade receivables	11	18,895.59	89,392.45
Cash and cash equivalents	12	22,087.15	13,646.11
		<u>3,94,964.05</u>	<u>5,27,971.16</u>

Break up of financial liabilities carried at amortized cost	Notes	March 31, 2024	March 31, 2023
Borrowings	16	3,36,989.00	-
Trade payable	18	16,333.66	85,267.10
		<u>3,53,322.66</u>	<u>85,267.10</u>

**28 Financial risk management**

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

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

The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

**a. Credit risk**

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

**Credit risk management**

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

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

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

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

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

**b. Liquidity risk**

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

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

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

Cash and cash equivalents	March 31, 2024	March 31, 2023
	22,087.15	13,646.11
	<u>22,087.15</u>	<u>13,646.11</u>



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
 (All amounts in Indian ₹ Thousands, unless otherwise stated)

**Maturities of financial liabilities**

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

March 31, 2024	On demand	Less than 1 year	1 years to 5 years	5 years and above	Total
<b>Financial liabilities - current</b>					
Borrowings		3,36,989.00			3,36,989.00
Trade payables		16,333.66			16,333.66
<b>TOTAL</b>		<b>3,53,322.66</b>			<b>3,53,322.66</b>
<b>March 31, 2023</b>	<b>On demand</b>	<b>Less than 1 year</b>	<b>1 years to 5 years</b>	<b>5 years and above</b>	<b>Total</b>
<b>Financial liabilities - current</b>					
Trade payables		85,287.10			85,287.10
<b>TOTAL</b>		<b>85,287.10</b>			<b>85,287.10</b>

**c. Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2024 and March 31, 2023.

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**

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	March 31, 2024	March 31, 2023
Interest rates – increase by 50 basis points (50 bps)	842.47	-
Interest rates – decrease by 50 basis points (50 bps)	(842.47)	-

**29 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 long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2024	March 31, 2023
Borrowings	3,36,989.00	-
Current maturities of long term borrowings and finance lease obligations	-	-
Less: Cash and cash equivalents	(22,087.15)	(13,646.11)
<b>Net debt</b>	<b>3,14,901.85</b>	<b>(13,646.11)</b>
Total equity	1,78,057.36	5,54,043.99
<b>Gearing ratio</b>	<b>1.769</b>	<b>(0.025)</b>

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

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



30 Financial Ratios

Ratio	Current ratio		
Numerator	Current Assets		
Denominator	Current Liabilities		
<b>Ratios/Measures</b>		<b>March 31, 2024</b>	<b>March 31, 2023</b>
Current Assets (A)		5,05,966.05	10,05,587.16
Current Liabilities (B)		3,92,734.58	5,14,591.82
<b>Current Ratio (C) = (A) / (B)</b>		<b>1.3</b>	<b>2.0</b>
<b>% of change from previous year</b>		<b>-34.07%</b>	

The ratio has changed mainly due to decrease in current assets and current liabilities in the current year compared to the previous year.

Ratio	Debt Equity ratio		
Numerator	Total Debt		
Denominator	Shareholder's Equity		
<b>Ratios/Measures</b>		<b>March 31, 2024</b>	<b>March 31, 2023</b>
Total Debt (A)		3,36,989.00	-
Shareholder's Equity (B)		1,78,057.36	5,54,043.99
<b>Debt Equity ratio (C) = (A) / (B)</b>		<b>1.89</b>	<b>-</b>
<b>% of change from previous year</b>		<b>100.00%</b>	

The ratio has changed mainly due to increase in borrowings in the current year compared to the previous year.

Ratio	Debt Service Coverage ratio		
Numerator	Earnings available for debt service		
Denominator	Debt service		
<b>Ratios/Measures</b>		<b>March 31, 2024</b>	<b>March 31, 2023</b>
Profit (Loss) after tax (A)		22,013.37	12,809.24
Add: Non cash operating expenses and finance cost			
Depreciation expense (B)		249.10	234.84
Finance costs (C)		31,482.74	-
<b>Earnings available for debt services (D) = (A)+(B)+(C)</b>		<b>53,745.21</b>	<b>13,044.08</b>
Finance costs (E)		31,482.74	-
Repayment of borrowings (F)		-	-
Payment of principal portion of lease liabilities (G)		-	-
<b>Debt service (H) = (E) + (F) + (G)</b>		<b>31,482.74</b>	<b>-</b>
<b>Debt service coverage ratio (I) = (D) / (H)</b>		<b>1.71</b>	<b>-</b>
<b>% of change from previous year</b>		<b>100.00%</b>	

The ratio has changed mainly due to increase in borrowings in the current year compared to the previous year.

Ratio	Return on equity ratio		
Numerator	Profit after tax		
Denominator	Average shareholders' equity		
<b>Ratios/Measures</b>		<b>March 31, 2024</b>	<b>March 31, 2023</b>
Profit (Loss) after tax (A)		22,013.37	12,809.24
Closing Shareholders Equity (B)		1,78,057.36	5,54,043.99
Average shareholder's equity [(Opening + Closing)/2] (C)		3,66,050.67	5,47,639.36
<b>Return on equity ratio (D) = (A) / (C)</b>		<b>0.06</b>	<b>0.02</b>
<b>% of change from previous year</b>		<b>157.11%</b>	

The ratio has changed mainly due to decrease in share holder's in the current year compared to the previous year.

Ratio	Inventory Turnover ratio		
Numerator	Cost of goods sold		
Denominator	Average Inventory		
<b>Ratios/Measures</b>		<b>March 31, 2024</b>	<b>March 31, 2023</b>
Cost of goods sold (A)		2,87,337.23	74,995.60
Closing Inventory (B)		1,02,346.23	3,89,085.23
Average Inventory [(opening + closing) /2] (B)		2,45,715.73	3,49,018.08
<b>Inventory Turnover ratio (C) = (A) / (B)</b>		<b>1.17</b>	<b>0.21</b>
<b>% of change from previous year</b>		<b>444.22%</b>	

The ratio has changed mainly due to decrease in inventory in the current year and increase in operations compared to the previous year.



Purva Star Properties Private Limited  
Notes to ind AS Financial Statements for the year ended March 31, 2024  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

Ratio	Trade receivables turnover ratio	
Numerator	Revenue from operations	
Denominator	Average trade receivables	
Ratios/Measures	March 31, 2024	March 31, 2023
Revenue from operations (A)	4,17,926.26	88,520.07
Closing trade receivables (B)	18,895.59	89,392.45
Average Trade Receivables [(opening + closing) / 2] (B)	54,144.02	64,800.05
Trade receivables turnover ratio (C) = (A) / (B)	7.72	1.37
% of change from previous year	465.04%	

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

Ratio	Trade payable turnover ratio	
Numerator	Total purchases	
Denominator	(Sub-contractor cost, Cost of materials consumed and Other expenses)	
Ratios/Measures	Average trade payables	
Ratios/Measures	March 31, 2024	March 31, 2023
Total purchases (A) *	1,42,216.64	1,89,887.60
Closing trade payables (B)	16,333.66	85,287.10
Average Trade Payables [(opening + closing) / 2] (B)	50,810.38	64,694.03
Trade payables turnover ratio (C) = (A) / (B)	2.80	2.94
% of change from previous year	-4.64%	

Ratio	Net capital turnover ratio	
Numerator	Revenue from operations	
Denominator	Working capital (Current Assets - Current Liabilities)	
Ratios/Measures	March 31, 2024	March 31, 2023
Revenue from operations (A)	4,17,926.26	88,520.07
Working Capital (B)	1,13,231.47	4,90,995.34
Net capital turnover ratio (C) = (A) / (B)	3.69	0.18
% of change from previous year	1947.24%	

The ratio has changed mainly due to increase in revenue for the current year.

Ratio	Net profit ratio	
Numerator	Profit after tax	
Denominator	Revenue from operations	
Ratios/Measures	March 31, 2024	March 31, 2023
Profit (Loss) after tax (A)	22,013.37	12,809.24
Revenue from operations (B)	4,17,926.26	88,520.07
Net profit ratio (C) = (A) / (B)	0.05	0.14
% of change from previous year	-63.60%	

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

Ratio	Return on capital employed	
Numerator	Earning before interest and taxes	
Denominator	Capital Employed (Total equity, Total borrowings and Total lease liabilities)	
Ratios/Measures	March 31, 2024	March 31, 2023
Profit (Loss) after tax (A)	22,013	12,809
Adjustments -		
Add: Total tax expenses (B)	5,608	15,451
Add: Finance cost (C) (net of inventonisation)	31,483	-
Earnings before interest and tax (D) = (A) + (B) + (C)	59,104	28,261
Total Equity (E)	1,78,057	5,54,044
Total borrowings (F)	3,36,989	-
Capital Employed (G) = (E) + (F)	5,15,046	5,54,044
Return on capital employed (G) = (D) / (G)	0.11	0.05
% of change from previous year	124.98%	

The ratio has changed mainly due to increase in borrowings and decrease in equity for the current year.

Note

Return on investment is not applicable to the Company



**Purva Star Properties Private Limited**  
**Notes to Ind AS Financial Statements for the year ended March 31, 2024**  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

**31 Revenue from contracts with customers:**

**31.1 Disaggregated revenue information**

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

**Timing of transfer of goods or services**

Revenue from goods or services transferred to customers at a point in time  
Revenue from goods or services transferred over time

	March 31, 2024	March 31, 2023
Revenue from goods or services transferred to customers at a point in time	4,15,798.88	86,149.03
Revenue from goods or services transferred over time	-	-
	<u>4,15,798.88</u>	<u>86,149.03</u>

**31.2 Contract balances and performance obligations**

Trade receivables  
Contract liabilities \*

Trade receivables	18,896	89,392
Contract liabilities *	32,893	4,11,618

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

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

-

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

Nil Nil

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

32,893.21 4,62,092.83

\*\* The entity expects to satisfy the said performance obligations as explained in note 2.2(k) when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at March 31, 2024.

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

Inventories

- Stock of flats

Prepaid expenses (represents brokerage costs pertaining to sale of residential units)

Inventories	15,741.62	3,88,640.34
Prepaid expenses (represents brokerage costs pertaining to sale of residential units)	-	2,216.18

**32 Other Statutory Information**

**a i Details Of Utilisation Of Borrowings**

The 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.

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

Nil Nil

iii. Details Of Revaluation Of Immovable Property

Nil Nil

iv. Details Of Revaluation Of Intangibles

Nil Nil

v. Ageing Schedule Of Intangible Assets Under Development

Nil Nil

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

Nil Nil

**b Details Of Benami Property Held**

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

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

Nil Nil

**e Willful Defaulter**

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

**f Relationship With Struck Off Companies**

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

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

There are no charges and satisfaction yet to be registered with the Registrar of Companies beyond the statutory period as on 31 03 2024.

**h The Company has complied with the number of layers prescribed under clause (b7) of the Section 2 of the Companies Act read with Companies (Restriction on number of Layers) Rules, 2017.**

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

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

**j 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.**

**k 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.**

**l The Company has not advanced any loans to promoters or directors or KMPs or any other related parties and also there are no loans and advances outstanding at the year end receivable from promoters or directors or KMPs or any other related parties.**



Purvā Star Properties Private Limited  
Notes to Ind AS Financial Statements for the year ended March 31, 2024  
(All amounts in Indian ₹ Thousands, unless otherwise stated)

- 33 Related party transactions
- Holding Company
    - Puravankara Limited
  - Key management personnel
    - Directors
      - Mr. D S Patil
      - Ms. Jasbir Ashish Puravankara
  - Entities controlled by key management personnel (other related parties):
    - Handiman Services Limited
  - Fellow Subsidiaries/Associate entities:
    - Starworth Infrastructure and Constructions Limited
    - Provident Housing Limited

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

Nature of transaction	Holding Company		Other related parties	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Loans given to				
Puravankara Limited	3,53,981.31	4,24,932.60	-	-
Dues to				
Starworth Infrastructure and Constructions Limited	-	-	-	3,844.47
Puravankara Limited	255.28	2,875.23	-	-
Handiman Services Limited	-	-	-	114.22

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

Nature of transaction	Holding Company		Other related parties	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Interest income on loan				
Puravankara Limited	67,941.40	44,184.02	-	-
Loans given to				
Puravankara Limited	5,04,666.06	18,203.15	-	-
Loans repaid by				
Puravankara Limited	6,43,558.75	1,19,326.35	-	-
Dividend paid				
Puravankara Limited	3,98,000.00	-	-	-
Security and maintenance expenses				
Handiman Services Limited	-	-	-	304.81

34 Supplementary statutory information

- Earnings in foreign currency (on receipt basis)
- Expenditure in foreign currency (on accrual basis)
- Value of imports at CIF basis
- Contingent liabilities
  - Income tax
- Capital commitment
- Donation to political parties

March 31, 2024

March 31, 2023

Nil

Nil

Nil

Nil

16,072.67

Nil

Nil

Nil

16,072.67

Nil

Nil

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

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.

35 Unhedged foreign currency exposure

Nil

Nil

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

37 Segmental information

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

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



38 The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India.

Further, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except that audit trail feature is not enabled for certain changes made, if any, using privileged/ administrative access rights to the SAP S/4 HANA application and the underlying database. Further no instance of audit trail feature being tampered with was noted in respect of the accounting software.

The management is taking steps to ensure that the books of account are maintained as required under the applicable statute

39 A search under section 132 of the Income Tax Act ('the Act') was conducted in October 2023 in case of the Company Pursuant to the communications received from the income tax authorities by the Company, requisite information has been provided to the authorities. As on the date of the financial statements, the Company have not received any demand or show cause notice from the authorities pursuant to such search proceedings. The Company's management has confirmed that the Company has complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

40 Standards issued but not yet effective

There are no standards that are notified and not yet effective as on date.

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

#### Summary of material accounting policies

2.2

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

As per report of even date

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

Venkatesh Kamath S V  
Partner  
Membership No: 202626

Place: Bengaluru  
Date: 23.04.2024



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

Jasbir Ashish Puravankara  
Director  
DIN 01918184

Place: Bengaluru  
Date: 23.04.2024

Patil D S  
Director  
DIN 01599400

