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INDEPENDENT AUDITOR'S REPORT

To the Members of Puravankara Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Puravankara Limited (hereinafter referred to as "the Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures comprising of the consolidated Balance sheet as at March 31 2023, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

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

Basis for Opinion

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

Emphasis of Matter

We draw attention to the following notes to the accompanying consolidated financial statements:

(i) Note 37(b)(iii) in connection with an ongoing litigation with its customer. Pending resolution of the litigation and based on legal opinion obtained by the management, no provision has been made towards the customer's counter-claims and the underlying receivable and inventory are classified as good and recoverable in the accompanying consolidated financial statements.

(ii) Note 37(b)(iv) in connection with certain ongoing property related and other legal proceedings in the Group. Pending resolution of the legal proceedings and based on legal opinions obtained by the management, no provision has been made towards any claims and the underlying recoverables, deposits and advances are classified as good and recoverable in the accompanying consolidated financial statements.

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Our opinion is not modified in respect of the above matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year ended March 31, 2023. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, as reported by them in their audit reports furnished to us by the management, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matters	How our audit addressed the key audit matter
Recognition of Revenue from Contract with Customers (as described in Note 26 and 38 of the Consolidated financial statements)	
The Group applies Ind AS 115 for recognition of revenue from real estate projects. The revenue from real estate projects is recognised at a point in time upon the Group satisfying its performance obligation and the customer obtaining control of the underlying asset, which involves significant estimates and judgement. For revenue contract forming part of Joint Development Arrangements ('JDA') that are not jointly controlled operations, the revenue from the development and transfer of constructed area/revenue share with a corresponding land/ development right received by the Group is measured at the fair value of the estimated construction service rendered by the Group to the land owner under JDA. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115. For contracts involving sale of real estate inventory property, the Group 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	Our audit procedures included, among others, the following: - We have read the accounting policy for recognition of revenue and assessed compliance of the policy in terms of principles enunciated under Ind AS 115. - We assessed the management evaluation of determining revenue recognition from sale of real estate inventory property at a point in time in accordance with the requirements under Ind AS 115. - We obtained and understood the revenue recognition process and performed test of controls over revenue recognition including determination of point of transfer of control, completion of performance obligation and amount of estimated construction service under JDA, on a sample basis. - We performed test of details, on a sample basis, and tested the underlying customer/JDA contracts, evidencing the point of transfer of control of the asset to the customer based on which the timing of revenue recognition and completion of performance obligation are determined. - We obtained the joint development agreements entered into by the Group and compared the ratio of constructed area/ revenue sharing arrangement between the Group and the landowner as mentioned in the agreement to the computation statement prepared by the management, on a sample basis. - We obtained and tested the computation of the amount of the estimated construction service under JDA, on sample basis.

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Key audit matters	How our audit addressed the key audit matter
obligation of the Group under the contract enforceable by customers. Application of Ind AS 115 involves significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer. Further, for revenue contract forming part of JDA, significant estimate is made by the Group in determining the fair value of the underlying revenue. As the revenue recognition involves significant estimates and judgement, we regard this as a key audit matter.	- We tested the computation for recognition of revenue over a period of time for revenue contracts forming part of JDA and the Group's assessment of stage of completion of projects and project cost estimates on test check basis. - We assessed the disclosures made by Group in compliance with the requirements of Ind AS 115.
Recording of related party transactions and disclosures (as described in note 39 of the Consolidated financial statements)	
The Group has undertaken transactions with its related parties, which includes making new or additional investments in its associates & joint ventures and other related parties and lending and borrowing of loans; and other transactions to or from the related parties. We identified the recording of the related party transactions and its disclosure as set out in respective notes to the Consolidated financial statements as a key audit matter due to the significance of transactions with related parties and regulatory compliance thereon.	Our audit procedures included, among others, the following: - Obtained and read the Group's policies, processes and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions. - Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance, as applicable, in connection with Group's assessment of related party transactions being in the ordinary course of business and at arm's length. - Tested, on a sample basis, related party transactions with the underlying contracts, confirmation letters and other supporting documents. - Agreed the related party information disclosed in the financial statements with the underlying supporting documents on a sample basis.
Recoverability of the carrying value of inventory and land advances/deposits (as described in notes 8, 10 and 13 of the Consolidated financial statements)	
As at March 31, 2023, the carrying value of the inventory of real estate projects is Rs. 7,622.99 crores and land advances/deposits of Rs. 322.89 crores. The inventories are carried at lower of cost and Net Realisable Value (NRV). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs. Deposits paid under joint development arrangements, in the nature of non-refundable amounts, are recognised as land advance under other assets and on the launch of the project, the same is	Our procedures in assessing the carrying value of the inventories/land advances/deposits included, among others, the following: - We read and evaluated the accounting policies with respect to inventories/land advances/deposits. - We assessed the Group's methodology applied in assessing the carrying value including current market conditions applied in assessing the net realizable value, launch of the project, development plan and future sales. - We obtained and tested the computation involved in assessment of carrying value and the net realisable value/ net recoverable value on test check basis. - We enquired from the Group's management regarding the project status and verified the underlying documents for related developments in respect of the land acquisition, project progress and

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Key audit matters	How our audit addressed the key audit matter
transferred as land stock under inventories. Further, advances paid by the Group to the seller/ intermediary towards outright purchase of land is recognised as land advance under other assets during the course of transferring the legal title to the Group, whereupon it is transferred to land stock under inventories. The aforesaid deposits and advances are carried at the lower of the amount paid/payable and net recoverable value, which is based on the Group's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project. We identified the assessment of the carrying value of inventory and land advances/deposits as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.	expected recoverability of advances paid towards land procurement (including deposits paid under JDA), on test check basis.
Compliance with repayment terms of borrowings (as described in Note 20 of the Consolidated financial statements)	
As at March 31, 2023, the Group has borrowings amounting to Rs. 2,926.92 crores. The borrowings are key source of funds taken to finance its various real estate development projects as well as for general corporate purpose. We consider compliance with repayment terms of borrowings as a key audit matter as this is a key consideration for appropriate classification of loan balances and relevant disclosures thereon in the financial statements. Further, compliance with repayment terms is part of Group's assessment of evaluating its gearing and liquidity profile.	Our procedures in relation to compliance with repayment terms of borrowings include, among others, the following: - Obtained an understanding of the process and testing the internal controls over timely repayment of borrowings. - We tested the repayments of borrowings for a sample of transactions by reading the underlying contracts for repayments schedules, comparing the actual cash flows with the repayment schedules and tracing the amounts paid as per books of account to the bank statements. - We obtained direct confirmation from lenders and compared the balances confirmed by them with the balances as per the books of accounts on test check basis. - We assessed the maturity profile of the borrowings to evaluate the classification and disclosure of borrowings on test check basis.
Recoverability of carrying value of Investments and loans made in associate and joint venture entities (as described in note 6 and 7 of the Consolidated financial statements)	
As at March 31, 2023, the carrying values of Group's investment in its associate and joint venture entities is Rs. 104.03 crores. Further, the Group has granted loans to its associates and joint venture entities amounting to Rs. 104.13 crores.	Our procedures in assessing the impairment of the investment and loans included, among others, the following: - We read and evaluated the accounting policies with respect to investment and loans.

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Key audit matters	How our audit addressed the key audit matter
Management of the Holding Company reviews on a periodical basis whether there are any indicators of impairment of such investments and loans. For cases where impairment indicators exist, management of the Holding Company estimates the recoverable/realisable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value / value in use. The loans are carried at the lower of the carrying value and net recoverable value, which is based on the management's assessment of recoverability of loans. The management has reassessed its future business plans and key assumptions as at March 31, 2023 while assessing the adequacy of carrying value of the investment and loans made by the Holding Company in its associates and joint venture entities (collectively referred to as "component entities". As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	- We examined the Group's management assessment in determining whether any impairment indicators exist. - We assessed the Group's methodology applied in assessing the carrying value of investments and loans. - We assessed the Group's valuation methodology and assumptions based on current economic and market conditions, applied in determining the recoverable/realisable amount. - We compared the recoverable/realisable amount of the investment and loans to the carrying value in books. - We read the most recent audited financial statements of component entities and performed inquiries with management on the project status and future business plan of component entities. - We assessed the disclosures made in the financial statements regarding investments and loans.

Other Information

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

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

Responsibilities of Management for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the

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Group including its associates and joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies included in the Group and of its associates and joint ventures entity and management of associate and joint venture partnership entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and of its associates and joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associates and joint ventures and management of associate and joint venture partnership entities are responsible for assessing the ability of the Group and of its associates and joint ventures 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 Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance of the entities included in the Group and of its associates and joint ventures are also responsible for overseeing the financial reporting process of the Group and of its associates and joint ventures.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events

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or conditions that may cast significant doubt on the ability of the Group and its associates and joint ventures 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 consolidated 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 Group and its associates and joint ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates and joint ventures of which we are the independent auditors, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors 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 consolidated financial statements for the financial year ended March 31, 2023 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

The accompanying consolidated financial statement includes the audited financial statements and other financial information, in respect of:

- 21 subsidiaries, whose financial statements include total assets of Rs. 939.38 crores as at March 31, 2023, total revenues of Rs. 42.46 crores, total net profit/(loss) after tax of Rs. (2.65) crores, total comprehensive income/(loss) of Rs. (2.65) crores and net cash inflows of Rs. 7.66 crores for the year ended March 31, 2023, as considered in the consolidated financial statements, which have been audited by their respective independent auditors.

- 4 associates and 1 joint venture, whose financial statements include the Group's share of net profit/(loss) after tax of Rs. 30.71 crores and total comprehensive profit/(loss) of Rs. 30.71 crores for the year ended March 31, 2023, as considered in the consolidated financial statements, which have been audited by their respective independent auditors.

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The independent auditor's report on the financial statements of these entities have been furnished to us by the Management and our opinion on the consolidated financial statements in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, its associates and joint ventures, and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to these subsidiaries, its associates and joint ventures, is based solely on the reports of such other auditors.

The accompanying consolidated financial statement includes unaudited financial statements and other unaudited financial information, in respect of:

- 1 subsidiary, whose financial statements and other financial information reflect total assets of Rs 20 crores as at March 31, 2023, and total revenues of Rs. Nil, total net income/(loss) after tax of Rs. (0.14) crores, total comprehensive income/(loss) of Rs. (0.14) crores and net cash outflows of Rs. 0.13 crores for the year ended March 31, 2023, whose financial statements and other financial information have not been audited by any auditors.

These unaudited financial statements and other unaudited financial information have been approved and furnished to us by the Management and our opinion on the consolidated financial statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group.

Our opinion on the consolidated financial statements and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of the subsidiary companies, associate companies and joint ventures companies, incorporated in India, as noted in the 'Other Matter' paragraph we give in the "Annexure 1" a statement on the matters specified in paragraph 3(xxi) of the Order.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries, associates and joint ventures, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

(a) We/the other auditors whose report we have relied upon 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 of the aforesaid consolidated financial statements;

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;

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

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

(e) The matters described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Group;

(f) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2023, taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies, associate companies and joint venture company incorporated in India, none of the directors of the Group's companies, its associate companies and joint venture company incorporated in India is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;

(g) With respect to the adequacy of the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary companies, associate companies and joint ventures companies, incorporated in India, and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(h) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiary companies, associate companies and joint venture company incorporated in India, the managerial remuneration for the year ended March 31, 2023 has been paid / provided by the Holding Company, its subsidiary companies, associate companies and joint venture company incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(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, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries, associates and joint ventures, as noted in the 'Other matter' paragraph:

i. The consolidated financial statements disclose the impact of pending litigations on its consolidated financial position of the Group, its associates and joint ventures in its consolidated financial statements – Refer Note 37(b) to the consolidated financial statements;

ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer note 22(b) to the consolidated financial statements;

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company, its subsidiaries, associates and joint ventures, which are companies incorporated in India, during the year ended March 31, 2023;

iv. (a) The respective managements of the Holding Company and its subsidiaries, associates and joint ventures, which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries associates and joint ventures, respectively that, to the best of its knowledge and belief, other than as disclosed in the note 44(iv) to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiaries, associates and joint ventures, 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 respective Holding Company or any of such subsidiaries, associates and joint ventures, ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The respective managements of the Holding Company and its subsidiaries, associates and joint ventures, which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries associates and joint ventures, respectively that, to the best of its knowledge and belief, as disclosed in the note 44(v) to the consolidated financial statements, no funds have been received by the respective Holding Company or any of such subsidiaries, associates and joint ventures from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries, associates and joint ventures 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 audit procedures performed by us that has been considered reasonable and appropriate in the circumstances and those performed by the auditors of the subsidiaries, associates and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.

v. The final dividend paid by the Holding Company during the year in respect of the same declared for the previous year is in accordance with section 123 of the Act to the extent it applies to payment of dividend.

The interim dividend declared and paid during the year by the associate company and until the date of the respective audit report of such associate company is in accordance with section 123 of the Act.

vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable only w.e.f. April 1, 2023 for the Holding Company, its subsidiaries, associate and joint venture companies incorporated in India, hence reporting under this clause is not applicable.

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

S.R. Batliboi & Associates LLP
Bengaluru

per Sudhir Kumar Jain
Partner
Membership Number: 213157

UDIN: 23213157BGYALP2281

Place: Bengaluru
Date: May 26, 2023

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

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

Re: Puravankara Limited ("the Holding Company")

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

There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements. Accordingly, the requirement to report on clause 3(xxi) of the Order is not applicable to the Holding Company.

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

S.R. Batliboi & Associates LLP
Bengaluru

per Sudhir Kumar Jain
Partner
Membership Number: 213157

UDIN: 23213157BGYALP2281

Place: Bengaluru
Date: May 26, 2023

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

Re: Puravankara Limited ("the Holding Company")

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

In conjunction with our audit of the consolidated financial statements of Puravankara Limited as of and for the year ended March 31, 2023, we have audited the internal financial controls with reference to consolidated financial statements of Puravankara Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies, associate companies and joint venture company which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company, its subsidiary companies, its associate companies and joint venture company which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the company's internal financial controls with reference to these consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to these consolidated financial statements.

Meaning of Internal Financial Controls with reference to these Consolidated Financial Statements

A company's internal financial controls with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Consolidated 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 consolidated financial statements.

Inherent Limitations of Internal Financial Controls with reference to these Consolidated Financial Statements

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

Opinion

In our opinion, the Holding Company, its subsidiary companies, associate companies and joint venture company which are companies incorporated in India, have maintained in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to these consolidated financial statements were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

S.R. Batliboi & Associates LLP
Bengaluru

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to these consolidated financial statements of the Holding Company, insofar as it relates to these 16 subsidiary companies and 2 associate companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiary companies and associate companies incorporated in India; and insofar as it relates to 1 subsidiary company, which is company incorporated in India and whose financial statements are not material to the Group, has not been audited by any auditors. Our opinion is not modified in respect of the above matters.

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

S.R. Batliboi & Associates LLP
Bengaluru

per Sudhir Kumar Jain
Partner
Membership Number: 213157

UDIN: 23213157BGYALP2281

Place: Bengaluru
Date: May 26, 2023

Puravankara Limited
CIN:L45200KA1986PLC051571
Consolidated Balance Sheet as at March 31, 2023
(All amounts in Indian Rs. Crore, unless otherwise stated)

	Note	March 31, 2023	March 31, 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	84.08	61.12
(b) Capital work-in-progress	4A	0.83	0.48
(c) Investment property	4	10.79	25.70
(d) Intangible assets	5	12.01	9.53
(e) Intangible assets under development	5A	-	2.99
(f) Financial assets			
(i) Investments	6	104.03	82.04
(ii) Loans	7a	104.13	8.23
(iii) Other financial assets	8a	337.23	351.25
(g) Deferred tax assets (net)	12	219.94	151.41
(h) Assets for current tax (net)	9	57.14	50.90
(i) Other non-current assets	10a	107.65	110.63
Total non-current assets		**1,037.83**	**854.28**
Current assets			
(a) Inventories	13	7,622.99	6,819.59
(b) Financial assets			
(i) Trade receivables	14	532.08	242.05
(ii) Cash and cash equivalents	15	344.99	275.11
(iii) Bank balances other than (ii) above	16	12.36	25.07
(iv) Loans	7b	-	84.10
(v) Other financial assets	8b	180.36	64.75
(c) Other current assets	10b	324.65	202.98
Total current assets		**9,017.43**	**7,713.65**
Non-current assets held for sale	43	-	55.56
Total assets		**10,055.26**	**8,623.49**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	17	118.58	118.58
(b) Other equity attributable to:	18		
(i) Owners of the parent company		1,868.19	1,923.48
(ii) Non-controlling interest		6.63	6.59
Total equity		**1,993.40**	**2,048.65**
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	20a	466.38	571.95
(ii) Lease liabilities	36	12.15	6.99
(iii) Other financial liabilities	21a	1.36	17.07
(b) Provisions	22a	11.78	9.87
(c) Other non-current liabilities	24a	-	15.69
Total non-current liabilities		**491.67**	**621.57**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	20b	2,460.54	2,039.08
(ii) Lease liabilities	36	4.55	8.89
(iii) Trade payables :	23		
(A) Total outstanding dues of micro enterprises and small enterprises		24.56	18.25
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		466.57	416.31
(iv) Other financial liabilities	21b	29.70	18.46
(b) Other current liabilities	24b	4,565.92	3,439.62
(c) Provisions	22b	11.53	11.33
(d) Current tax liabilities (net)	25	6.82	1.33
Total current liabilities		**7,570.19**	**5,953.27**
Total equity and liabilities		**10,055.26**	**8,623.49**
Summary of significant accounting policies	2.2		

The accompanying notes referred to above form an integral part of the consolidated financial statements
As per our report of even date

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

For and on behalf of the Board of Directors of Puravankara Limited

per Sudhir Kumar Jain
Partner
Membership no.: 213157

S. R. Batliboi & Associates LLP Bengaluru

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Vice Chairman & Whole-time Director
DIN 00504555

Abhishek Nirankar Kapoor
Director and
Chief Financial Officer
DIN 03456820

Sudip Chatterjee
Company Secretary

Bengaluru
May 26, 2023

Bengaluru
May 26, 2023

PURAVANKARA LIMITED BANGALORE 560 042

Puravankara Limited
CIN:L45200KA1986PLC051571
Consolidated Statement of Profit and Loss for the year ended March 31, 2023
(All amounts in Indian Rs. Crore, unless otherwise stated)

	Note	March 31, 2023	March 31, 2022
Income			
Revenue from operations	26	1,235.77	954.70
Other income	27	171.22	426.95
Total		**1,406.99**	**1,381.65**
Expenses			
Sub-contractor cost		790.94	584.13
Cost of raw materials, components and stores consumed	28	291.22	109.95
Purchase of land stock		383.36	214.36
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	29	(1,005.07)	(570.68)
Employee benefits expense	30	171.35	137.68
Finance costs	31	359.69	331.85
Depreciation and amortization expenses	32	17.13	17.64
Other expenses	33	374.24	265.75
Total expenses		**1,382.86**	**1,090.68**
Profit before tax and share of profit/ (loss) from investment in associates and joint ventures		**24.13**	**290.97**
Share of profit/(loss) from investment in associates and joint ventures (after tax)	33A	31.31	(5.19)
Profit before tax		**55.44**	**285.78**
Tax expense	11		
Current tax		56.37	44.07
Deferred tax		(67.45)	94.15
Total tax expense		**(11.08)**	**138.22**
Profit for the year		**66.52**	**147.56**
Other comprehensive income ('OCI')			
Items to be reclassified to profit or loss in subsequent periods			
(i) Exchange differences on translating the financial statements of a foreign operation		(0.77)	(3.35)
(ii) Income tax relating to above		0.20	0.84
Items not to be reclassified to profit or loss in subsequent periods			
(i) Re-measurement of gains/(losses) on defined benefit plans		(3.50)	1.45
(ii) Income tax relating to above		0.88	(0.46)
Total other comprehensive income		**(3.19)**	**(1.52)**
Total comprehensive income for the year (comprising profit and OCI)		**63.33**	**146.04**
Profit for the year			
Attributable to:			
Equity holders of the parent		66.48	147.61
Non-controlling interests		0.04	(0.05)
Other comprehensive income			
Attributable to:			
Equity holders of the parent		(3.19)	(1.52)
Non-controlling interests		-	-
Total comprehensive income for the year			
Attributable to:			
Equity holders of the parent		63.29	146.09
Non-controlling interests		0.04	(0.05)
Earnings Per equity Share ('EPS')			
(Nominal value per equity share Rs. 5 (March 31, 2022: Rs.5)			
Basic (Rs.)		2.80	6.22
Diluted (Rs.)		2.80	6.22
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers crores		23.72	23.72
Diluted - in numbers crores		23.72	23.72
Summary of significant accounting policies	2.2		

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

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157

Bengaluru
May 26, 2023

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Vice Chairman & Whole-time Director
DIN 00504555

Abhishek Nirankar Kapoor
Director and
Chief Financial Officer
DIN 03456820

Sudip Chatterjee
Company Secretary

Bengaluru
May 26, 2023

S.R. Batliboi & Associates LLP Bengaluru

PURAVANKARA LIMITED BANGALORE 560 042

Puravankara Limited
CIN:L45200KA1986PLC051571
Consolidated Statement of cash flow for the year ended March 31, 2023
(All amounts in Indian Rs. Crore, unless otherwise stated)

	March 31, 2023	March 31, 2022
A. Cash flow from operating activities		
Profit before tax	55.44	285.78
Adjustments to reconcile profit after tax to net cash flows		
Share of (profit)/loss from investment in associates and joint ventures	(31.31)	-
Depreciation and amortization expense	17.13	17.64
Liabilities no longer required written-back	(41.95)	(15.98)
Loss/(Profit) on sale of property, plant and equipment and investment properties	(7.41)	(6.80)
Exchange differences on translation of assets and liabilities, net	(0.56)	(3.35)
Profit on sale of investment in associate	(56.70)	-
Gain arising on loss of control in subsidiaries	-	(364.42)
Finance costs	359.69	331.85
Interest income	(17.20)	(16.91)
Operating profit before working capital changes	277.13	227.81
Working capital adjustments:		
(Increase)/decrease in trade receivables	(290.03)	64.86
(Increase)/decrease in inventories	(1,005.64)	(583.20)
(Increase)/decrease in other financial assets	(22.57)	5.80
(Increase)/decrease in other assets	(122.22)	201.27
Increase/(decrease) in trade payables	98.49	(106.18)
Increase/(decrease) in other financial liabilities	(3.91)	(13.69)
Increase/(decrease) in other liabilities	1,269.00	386.06
Increase/(decrease) in provisions	2.11	0.63
Cash (used in)/ received from operations	202.36	183.36
Income tax paid (net)	(57.17)	(49.71)
Net cash flows from operating activities	145.19	133.65
B. Cash flows from investing activities		
Purchase of property, plant and equipment (including capital work in progress and capital advances)	(29.58)	(6.47)
Purchase of intangible assets	(2.57)	(0.06)
Purchase of Intangible assets under development	-	(2.99)
Proceeds from sale of property, plant and equipment and investment properties	24.59	20.45
Proceeds from sale of investments in associate	112.27	-
Redemption of Investment in debentures	3.69	-
Investment in mutual funds	(11.94)	
Proceeds on loss of control in subsidiaries	-	539.55
Investments in shares of associates and joint ventures	-	(3.70)
Loans given to associates and joint ventures	(16.84)	(10.26)
Loans repaid by associates and joint ventures	9.72	3.82
Investment in bank deposits (original maturity of more than three months)	(30.96)	(22.26)
Redemption of bank deposits (original maturity of more than three months)	19.77	1.49
Interest received	16.64	5.88
Net cash flows from investing activities	94.79	525.45
C. Cash flows from financing activities		
Proceeds from secured term loans	1,693.14	1,376.49
Repayment of secured term loans	(1,360.76)	(1,680.32)
Proceeds from issue of commerical papers	123.91	-
Repayment of commercial papers	(123.91)	-
Proceeds from unsecured loan	22.98	226.23
Repayments of unsecured loan	(10.02)	(166.00)
Payment of lease liabilities	(10.42)	(9.19)
Equity contribution in subsidiary by non-controlling interest	-	9.02
Dividends paid	(118.53)	-
Interest paid	(357.28)	(284.80)
Net cash flows from financing activities	(140.89)	(528.57)
Net (decrease)/increase in cash and cash equivalents (A + B + C)	99.09	130.53
Cash and cash equivalents at the beginning of the year	155.78	25.25
Cash and cash equivalents at the end of the year	254.87	155.78

Components of cash and cash equivalents	Notes	March 31, 2023	March 31, 2022
Cash and cash equivalents	15	344.99	275.11
Less: Cash credit facilities from banks	20	(90.12)	(119.33)
Cash and cash equivalents reported in cash flow statement		254.87	155.78

Summary of significant accounting policies	2.2	
Changes in liabilities arising from financing activities and changes in assets arising from non-cash investing activities relating to right of use assets	15 & 36	

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

As per our report of even date
For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership no.: 213157

Bengaluru
May 26, 2023

For and on behalf of the Board of Directors of Puravankara Limited

Nani R Choksey

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Vice Chairman & Whole-time Director
DIN 00504555

Abhishek Nirankar Kapoor
Director and
Chief Financial Officer
DIN 03456820

Sudip Chatterjee
Company Secretary

Bengaluru
May 26, 2023

PURAVANKARA LIMITED
BANGALORE
560 042

Puravankara Limited
CIN L45200KA1986PLC051571
Consolidated Statement of changes in equity for the year ended March 31, 2023
(All amounts in Indian Rs. Crore, unless otherwise stated)

A. Equity share capital

Particulars	As at April 1, 2021	Movement during 2021-22	As at March 31, 2022	Movement during 2022-23	As at March 31, 2023
Equity share capital of face value of Rs. 5 each fully paid 23.72 crore (March 31, 2022 - 23.72 crore) equity shares of Rs. 5 each fully paid	118.58	-	118.58	-	118.58
	118.58	-	118.58	-	118.58

Note: Also refer note 17

B. Other equity

Particulars	Reserves and surplus: Exchange differences on translating the financial statements of a foreign operation	Capital Reserve	Securities premium	General reserve	Retained Earnings	Other equity attributable to Owners of the parent company (A)	Non-controlling interest (B)	Total Other Equity (C=A+B)
Balance as at April 1, 2021	-	(12.50)	963.61	80.28	746.00	1,777.39	(2.38)	1,775.01
Profit for the year	-	-	-	-	147.61	147.61	(0.05)	147.56
Other Comprehensive Income	(2.51)	-	-	-	0.99	(1.52)	-	(1.52)
Total comprehensive income for the year	(2.51)	-	-	-	148.60	146.09	(0.05)	146.04
Equity contribution in subsidiary by non-controlling interest	-	-	-	-	-	-	9.02	9.02
Balance as at March 31, 2022	(2.51)	(12.50)	963.61	80.28	894.60	1,923.48	6.59	1,930.07
Profit for the year	-	-	-	-	66.48	66.48	0.04	66.52
Other Comprehensive Income	(0.57)	-	-	-	(2.62)	(3.19)	-	(3.19)
Total comprehensive income for the year	(0.57)	-	-	-	63.86	63.29	0.04	63.33
Dividend (refer note 19)	-	-	-	-	(118.58)	(118.58)	-	(118.58)
Balance as at March 31, 2023	(3.08)	(12.50)	963.61	80.28	839.88	1,868.19	6.63	1,874.82

Note: Also refer note 18

Summary of significant accounting policies 2.2

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

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157

Bengaluru
May 26, 2023

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
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Abhishek Nirankar Kapoor
Director and
Chief Financial Officer
DIN 03456820

Sudip Chatterjee
Company Secretary

Bengaluru
May 26, 2023

S.R. Batliboi & Associates LLP Bengaluru

PURAVANKARA LIMITED BANGALORE 560 042

1. Corporate information

The consolidated financial statements comprise financial statements of Puravankara Limited ('PL' or the 'Company' or the 'Holding Company') and its subsidiaries, joint ventures and associates (collectively, the Group) for the year ended March 31, 2023. The Holding Company is a public company domiciled in India and is incorporated on June 3, 1986 under the provisions of the Companies Act applicable in India. The Company's shares are listed on two recognized stock exchanges in India namely National Stock Exchange of India Limited and BSE Limited. The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India.

The Group is engaged in the business of real estate development.

The consolidated financial statements were authorised for issue in accordance with a resolution of the Board of Directors on May 26, 2023.

2. Significant accounting policies

2.1.1 Basis of preparation

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

The consolidated 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.

2.1.2 Basis of consolidation

i. Subsidiaries

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group and are deconsolidated from the date that control ceases.

Consolidation procedure:

a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the Holding Company with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.

b. Offset (eliminate) the carrying amount of the Holding Company's investment in each subsidiary and the Holding Company's portion of equity of each subsidiary. The manner of accounting for any related goodwill is explained below.

c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

d. The financial statements of all subsidiaries used for the purpose of consolidation are drawn up to same reporting date as that of the Holding Company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

e. Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet respectively.

f. Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI. After initial recognition, goodwill is measured at cost less any accumulated impairment losses and tested for impairment annually.

When the Group ceases to consolidate for an investment because of a loss of control, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for and reclassified to profit or loss.

Also refer note 42, for the list of entities consolidated in the consolidated financial statements.

S.R. Batliboi & Associates LLP Bengaluru

PURAVANKARA LIMITED BANGALORE 560 042

2.2 Summary of significant accounting policies

(a) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

- Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.
- Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.
- Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.
- Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Business Combination involving entities under common control

A business combination involving entities or businesses under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination and the control is not transitory.

Business Combination involving entities or businesses under common control shall be accounted for using the pooling of interest method based on the predecessor values retrospectively for all periods presented.

The pooling of interest method is considered to involve the following:

(i) The assets and liabilities of the combining entities are reflected at their carrying amounts.
(ii) No adjustments are made to reflect fair values, or recognise any new assets or liabilities. The only adjustments that are made are to harmonies accounting policies and tax adjustments if any.
(iii) The components of other equity of the acquired companies are added to the same components within other equity except that any share capital and investments in the books of the acquiring entity is cancelled and the differences, if any, is adjusted in the opening retained earnings.
(iv) The financial information in the financial statements in respect of prior periods are restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information shall be restated only from that date.

(b) Investment in associates and Joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies. The considerations made in determining whether significant influence or joint control are similar to those necessary to determine control over the subsidiaries.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

Bengaluru

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The Group's investments in its joint ventures and associates are accounted for using the equity method. Under the equity method, the investment in a joint venture or associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date. Goodwill, if any, relating to the joint venture or associate is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit and loss reflects the Group's share of the results of operations of the joint venture or associate. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the joint venture or associate, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture or associate are eliminated to the extent of the interest in the joint venture or associate.

If an entity's share of losses of a joint venture or associate equals or exceeds its interest in the joint venture or associate (which includes any long term interest that, in substance, form part of the Group's net investment in the joint venture or associate), the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture or associate. If the joint venture or associate subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of a joint venture or associate is shown on the face of the statement of profit and loss.

The financial statements of joint venture or associate used for the purpose of consolidation are drawn up to same reporting date as that of the Holding Company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its joint venture or associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the joint venture or associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture or associate and its carrying value, and then recognises the loss as 'Share of profit in joint venture or associate' in the statement of profit or loss.

Upon loss of significant influence over the joint venture or associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture or associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

(c) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgements, 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.

(d) Current versus non-current classification

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

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

All other assets are classified as non-current.

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

All other liabilities are classified as non-current.

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

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

(e) Property, plant and equipment

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

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

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

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

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

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.
An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Expenditure directly relating to construction activity is capitalized. Indirect expenditure incurred during construction period is capitalized to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any

(f) Depreciation on property, plant and equipment and investment property

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

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Buildings	60	60
Plant, machinery and equipments:		
- Shuttering materials	7	15
- Other plant, machinery and equipments	10	15
Furniture and fixtures	10	10
Computer equipment		
- Servers and networking equipments	6	6
- End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

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

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

(g) 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.

Costs of assets not ready for use at the balance sheet date are disclosed under intangible assets under development.

(h) Investment property

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

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The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are de-recognized when the Group transfers control of the same to the buyer. Further the Group also derecognises investment properties when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

(i) Impairment

A. Financial assets

The Group 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 Group recognises 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 Group 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 Group 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.

(j) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Where the Group is lessee

A contract is, or contains, a lease if the contract involves –

(a) The use of an identified asset,
(b) The right to obtain substantially all the economic benefits from use of the identified asset, and
(c) The right to direct the use of the identified asset

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets

The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.
The right-of-use assets are also subject to impairment. Refer to the accounting policies in section 2.2(j) Impairment of non-financial assets.

ii) Lease Liabilities

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate.

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Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Where the Group is the lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Investment property.

Lease income from operating lease is recognized on a straight-line basis over the term of the relevant lease including lease income on fair value of refundable security deposits, unless the lease agreement explicitly states that increase is on account of inflation. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

(k) Borrowing costs

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

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

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

(l) Inventories

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

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

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

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

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

(m) Land

Advances paid by the Group to the seller/ intermediary toward outright purchase of land is recognised 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 Group, 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 Group under JDA is recognised 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 Group under JDA is recognized as deposits under loans.

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(n) 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 Group presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Group 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 Group 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 Group 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 Group 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 Group 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 Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group 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 Group 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 Group'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 Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group 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 Group performs under the contract.

(iii) Cost to obtain a contract

The Group recognises as an asset the incremental costs of obtaining a contract with a customer if the Group expects to recover those costs. The Group incurs costs such as sales commission when it enters into a new contract, which are directly related to

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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. Lease income

The Group's policy for recognition of revenue from operating leases is described in note 2.2(k).

B. Other Income

a. Interest income

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

b. Dividend income

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

(o) Foreign currency translation

Functional and presentation currency
The Group's consolidated financial statements are presented in Indian rupee (INR), which is also the Holding Company's functional currency. For each entity the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency.

Foreign currency transactions and balances
i) Initial recognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.
ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.
iii) Exchange differences - The Group accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

On consolidation, the assets and liabilities of foreign operations are translated into INR at the rate of exchange prevailing at the end of the reporting period and their statements of profit or loss are translated at average rate. The exchange differences arising on translation for consolidation are recognized in OCI. On disposal of a foreign operation, the component of OCI relating to that particular foreign operation is recognized in the consolidated statement of profit and loss.

(p) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance and Employee Pension Fund Schemes are defined contribution schemes (collectively the 'Schemes'). The Group has no obligation, other than the contribution payable to the Schemes. The Group recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Group recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Group recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Group treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Group presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

(q) 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.

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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 recognised 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 Group 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 the same taxable entity and the same taxation authority.

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

(r) Provisions and contingent liabilities

A provision is recognized when the Group 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 Group 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 Group does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

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

(s) Financial Instruments

Financial assets and liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

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

ii. Financial assets at fair value through profit or loss
Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

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.

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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 and associate are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

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

ix. De-recognition of financial liability
A financial liability is derecognised 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 recognised in the statement of profit or loss.

x. Fair value of financial instruments
In determining the fair value of its financial instruments, the Group 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 Group 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.

(t) Cash dividend to equity holders of the Holding Company

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

(u) 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.

(v) Cash and cash equivalents

The Group 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.

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For the purpose of the consolidated cash flow statement, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank borrowings repayable on demand as they are considered an integral part of the Group's cash management.

(w) Non-current Assets held for sale

The Group classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use.

Non-current assets and classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset, excluding finance costs and income tax expense.

The criteria for held for sale classification is regarded as met only when the sale is highly probable, and the asset is available for immediate sale in its present condition. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale and the sale expected within one year from the date of classification.

Assets and liabilities classified as held for sale are presented separately from other items in the balance sheet.

2.3 Significant accounting judgements, estimates and assumptions

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

In the process of applying the Group'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 Group 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 Group. Such changes are reflected in the assumptions when they occur.

i) Revenue from contracts with customers

The Group 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 Group 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 Group 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 Group's performance as the Group performs.
- The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The Group'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 Group considers the same as transferred at a point in time.

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

- When the Group obtains a present right to payment for the asset.
- When the Group transfers legal title of the asset to the customer.
- When the Group transfers physical possession of the asset to the customer.
- When the Group 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

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

The Group determines whether a property is classified as investment property or inventory as below.
Investment property comprises land and buildings (principally office and retail properties) that are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.
Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Group develops and intends to sell before or during the course of construction or upon completion of construction.

Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV).
NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.
NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.
With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group 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 Group.

iv) Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables.

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Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

v) Measurement of financial instruments at amortized cost

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

vi) Basis of Consolidation

For the purpose of consolidation, judgements are involved in determining whether the Group has control over an investee entity by assessing the Group's exposure/rights to variable returns from its involvement with the investee and its ability to affect those returns through its power over the investee entity. The Group considers all facts and circumstances when assessing whether it controls an investee entity and reassess whether it controls an investee entity if facts and circumstances indicate that there are changes to one or more elements of control. In assessing whether the Group has joint control over an investee the Group assesses whether decisions about the relevant activities require the unanimous consent of the parties sharing control. Further, in assessing whether Group has significant influence over an investee, the Group assesses whether it has the power to participate in the financial and operating policy decisions of the investee, but is not in control or joint control of those policies. Changes in judgements about these inputs could affect the reported value in the financial statements.

vii) 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.

viii) 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.

ix) Fair value measurement of financial instruments

When the fair values of financial instruments recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. The fair valuation requires management to make certain judgments about the model inputs, including forecast cash flows, discount rate, credit risk and volatility. Changes about these factors could affect the reported fair value of financial instruments.

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3 Property, plant and equipment

Particulars	Building	Plant and machinery	Office equipments	Computer equipments- end user devices	Computer equipments- servers and networking equipments	Furniture and fixtures	Vehicles	Shuttering material	Leasehold improve- ments	Right of use asset *	Total
Gross carrying amount at cost**											
At April 01, 2021	7.04	32.19	5.03	3.64	1.80	4.67	11.83	38.50	12.49	40.75	157.94
Additions	-	0.93	0.31	0.13	-	0.30	-	4.31	-	10.21	16.19
Disposals	-	(0.04)	(2.00)	(0.49)	-	(1.22)	(0.15)	(20.87)	-	(0.37)	(25.14)
At March 31, 2022	7.04	33.08	3.34	3.28	1.80	3.75	11.68	21.94	12.49	50.59	148.99
Additions	3.71	8.09	0.30	0.94	-	0.23	1.08	11.46	4.41	9.67	39.89
Disposals	-	(2.40)	-	(0.05)	-	(0.14)	(1.17)	-	(2.92)	(2.23)	(8.91)
At March 31, 2023	10.75	38.77	3.64	4.17	1.8	3.84	11.59	33.40	13.98	58.03	179.97
Accumulated depreciation											
At April 01, 2021	1.41	8.03	4.19	2.59	1.80	2.63	5.52	24.23	8.84	31.97	91.21
Charge for the year	0.15	2.56	0.20	0.41	-	0.42	1.40	2.59	1.43	6.27	15.43
Adjustments for disposals	-	(0.03)	(1.88)	(0.39)	-	(1.00)	(0.15)	(14.95)	-	(0.37)	(18.77)
At March 31, 2022	1.56	10.56	2.51	2.61	1.80	2.05	6.77	11.87	10.27	37.87	87.87
Charge for the year	0.14	2.77	0.22	0.31	-	0.29	1.02	2.26	0.64	7.20	14.85
Adjustments for disposals	-	(2.40)	-	(0.05)	-	(0.10)	(1.04)	-	(1.21)	(2.03)	(6.83)
At March 31, 2023	1.70	10.93	2.73	2.87	1.80	2.24	6.75	14.13	9.70	43.04	95.89
Net block											
At March 31, 2022	5.48	22.52	0.83	0.67	-	1.70	4.91	10.07	2.22	12.72	61.12
At March 31, 2023	9.05	27.84	0.91	1.30	-	1.60	4.84	19.27	4.28	14.99	84.08

* Refer note (c) below and note 37
** On transition to Ind AS (i.e. 1 April 2015), the Group had elected to continue with the carrying value (net block value) of all Property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of Property, plant and equipment.

Notes:

a. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2023 and March 31, 2022.

b. Property, plant and equipment pledged as security

Details of assets pledged are as per note 20

(c) Breakup of right of use asset

Particulars	Building	Furniture and fixtures	Computer equipments- end user devices	Vehicles	Total
At April 01, 2021	40.75	-	-	-	40.75
Additions	10.21	-		-	10.21
Disposals	(0.37)	-	-	-	(0.37)
At March 31, 2022	50.59	-	-	-	50.59
Additions	3.56	1.27	3.74	1.10	9.67
Disposals	(2.23)	-	-	-	(2.23)
At March 31, 2023	51.92	1.27	3.74	1.10	58.03
Accumulated depreciation					
At April 01, 2021	31.97	-	-	-	31.97
Charge for the year	6.27	-	-	-	6.27
Adjustments for disposals	(0.37)	-	-	-	(0.37)
At March 31, 2022	37.87	-	-	-	37.87
Charge for the year	5.41	0.32	1.33	0.14	7.20
Adjustments for disposals	(2.03)	-	-	-	(2.03)
At March 31, 2023	41.25	0.32	1.33	0.14	43.04
Net block					
At March 31, 2022	12.72	-	-	-	12.72
At March 31, 2023	10.67	0.95	2.41	0.96	14.99

4 Investment properties

Particulars	Land	Building	Total
Gross carrying amount at cost*			
At April 01, 2021	9.08	27.00	36.08
Additions	-	-	-
Disposals	(2.50)	(5.13)	(7.63)
At March 31, 2022	6.58	21.87	28.45
Additions	-	-	-
Disposals	(4.80)	(10.60)	(15.40)
At March 31, 2023	1.78	11.27	13.05
Accumulated depreciation			
At April 01, 2021	-	2.71	2.71
Charge for the year	-	0.40	0.40
Disposals	-	(0.36)	(0.36)
At March 31, 2022	-	2.75	2.75
Charge for the year		0.43	0.43
Disposals		(0.92)	(0.92)
At March 31, 2023	-	2.26	2.26
Net block			
At March 31, 2022	6.58	19.12	25.70
At March 31, 2023	1.78	9.01	10.79

* On transition to Ind AS (i.e. 1 April 2015), the Group had elected to continue with the carrying value (net block value) of all Investment Properties measured as per the previous GAAP and use that carrying value as the deemed cost of Investment Properties.

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Notes:

a. Information regarding income and expenditure of Investment properties (including investment properties sold during the year)

	March 31, 2023	March 31,2022
Rental income derived from investment properties	7.17	7.76
Direct operating expenses (including repairs and maintenance) generating rental income	(0.16)	(0.87)
Profit arising from investment properties before depreciation and indirect expenses	7.01	6.89
Less : Depreciation	(0.43)	(0.40)
Profit arising from investment properties before indirect expenses	6.58	6.49

b. Fair valuation information

The Company's investment properties consist of commercial properties in South India.

As at March 31, 2023 and March 31, 2022, the fair values of the properties are Rs. 26.58 crore and Rs.45.90 crore, respectively. These valuations are based on valuations performed by independent external valuer, who specialise in valuing these types of investment properties. The aforesaid independent external valuers are not registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.

The fair value of investment properties is primarily based on discounted cashflow method ('DCF') and classified as level 3 fair value in the fair value hierarchy due to the use of unobservable inputs. There has been no change in valuation techniques used in current and previous years.

Reconciliation of fair value	March 31, 2023	March 31, 2022
Opening balance	45.90	54.45
Disposals	(22.01)	(11.14)
Fair value changes, net	2.69	2.59
Closing balance	26.58	45.90

Description of valuation techniques used and key inputs to valuation of investment properties

Valuation technique used	Significant inputs	Range (weighted average) March 31, 2023	March 31, 2022
Discounted cash flow (DCF) method (refer below)	Estimated rental value per sq.ft. per month (in Rs.)	49-56	48-56
	Rent growth p.a.	5.00%	5.00%
	Long-term vacancy rate	2.50 -5.00%	2.50 -5.00%
	Discount rate	13.27%	13.27%

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related sub-leasing, redevelopment, or refurbishment. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

c. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2023 and March 31, 2022.

4A Capital work in progress	March 31, 2023	March 31, 2022
Opening balance	0.48	-
-Additions	0.83	0.48
-Capitalised during the year	(0.48)	-
Closing balance	0.83	0.48

Capital work in progress Ageing Schedule:	Less than 1 year	Total
As at 31 March 2023		
Projects in progress	0.83	0.83
Projects temporarily suspended	-	-
Total	0.83	0.83
As at 31 March 2022		
Projects in progress	0.48	0.48
Projects temporarily suspended	-	-
Total	0.48	0.48

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5 Intangible assets

Particulars	**Computer software**	**Total**
Gross carrying amount at cost*		
At April 01, 2021	**19.18**	**19.18**
Additions	0.06	0.06
Disposals	(4.60)	(4.60)
At March 31, 2022	**14.64**	**14.64**
Additions	4.27	4.27
Disposals	-	-
At March 31, 2023	**18.91**	**18.91**
Accumulated amortization		
At April 01, 2021	**7.90**	**7.90**
Charge for the year	1.81	1.81
Disposals	(4.60)	(4.60)
At March 31, 2022	**5.11**	**5.11**
Charge for the year	1.80	1.80
Disposals	-	-
At March 31, 2023	**6.91**	**6.91**
Net block		
At March 31, 2022	**9.53**	**9.53**
At March 31, 2023	**12.01**	**12.01**

* On transition to Ind AS (i.e. 1 April 2015), the Group had elected to continue with the carrying value (net block value) of Intangible Assets measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible Assets.

5A Intangible assets under development

	March 31, 2023	**March 31, 2022**
Opening balance	2.99	-
-Additions	-	2.99
-Capitalised during the year	(2.99)	-
-Transferred to inventory during the year	-	-
Closing balance	-	**2.99**

Intangible Asset under Development Ageing Schedule:

	Less than 1 year	**Total**
As at 31 March 2023		
Projects in progress	-	-
Projects temporarily suspended	-	-
Total	-	-
As at 31 March 2022		
Projects in progress	2.99	-
Projects temporarily suspended	-	-
Total	**2.99**	-

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	March 31, 2023	March 31, 2022
6 Non-current investments		
a Investment in associates and joint ventures accounted for using the equity method (unquoted)		
Investment in equity instruments of associates (fully paid-up)		
Keppel Puravankara Development Private Limited*#	9.44	1.72
0.477 crore equity shares (March 31, 2022 - 0.477 crore) of Rs. 10 each fully paid-up		
Also refer note 43		
Sobha Puravankara Aviation Private Limited	-	-
0.478 crore equity shares (March 31, 2022 - 0.478 crore) of Rs. 10 each fully paid-up		
Investment in equity instruments of joint venture (fully paid-up)		
Purva Good Earth Properties Private Limited	27.88	-
0.001 crore equity shares (March 31, 2022 - 0.001 crore) of Rs. 10 each		
Also refer note 37		
Investment in partnership firms (associate)		
Whitefield Ventures (including current account balance)	7.38	7.38
Investment in limited liability partnerships (joint venture)		
Pune Projects LLP (including current account balance)	-	-
b Other Investment		
Investment carried at fair value through profit or loss (FVTPL)		
Debentures (unquoted)		
Purva Good Earth Properties Private Limited	47.38	69.24
0.474 crores optionally convertible debentures of Rs. 100 each (March 31, 2022 - 0.474 crore)		
Investments in Mutual Funds (quoted)		
ABSL Corporate Bond Fund - Growth - Direct	1.97	-
0.02 crores (March 31, 2022: Nil) units		
Investments in Other Funds (unquoted)		
PURVA Residential Excellence Fund - I	9.97	-
0.10 crores (March 31, 2022: Nil) units		
c Investments at amortized cost (unquoted)		
Investment in optionally convertible debentures		
Keppel Puravankara Development Private Limited	-	3.69
Nil (March 31, 2022 - 369) of Rs. 100,000 each fully paid-up		
Investment in non-convertible debentures		
Vagishwari Land Developers Private Limited	0.01	0.01
100 (March 31, 2022 - 100) of Rs. 1,000 each fully paid-up		
Total Investments	104.03	82.04

Notes:

	March 31, 2023	March 31, 2022
a) Aggregate amount of quoted investments actively traded and market value thereof	1.97	-
b) Aggregate amount of unquoted investments	102.06	82.04
c) Aggregate amount of impairment in value of investments	-	-

d) Details of investment in partnership firm

Name of the firm/partners	March 31, 2023		March 31, 2022	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
Whitefield Ventures				
Mr. B S Narayanan	0.95	0.50%	0.95	0.50%
Mrs. Geetha Sanjay Vhatkar	0.01	0.50%	0.01	0.50%
M/s Golflinks Software Park Private Limited	0.86	0.50%	0.86	0.50%
Puravankara Limited	7.97	42.00%	7.38	42.00%
M/s Embassy Property Developments Private Limited	0.15	6.75%	0.11	6.75%
Mr. K J Kuruvilla	0.39	10.00%	0.18	10.00%
Mrs. Suja George	0.31	9.75%	0.18	9.75%
Mr. Rana George	0.44	10.00%	0.18	10.00%
Mr. Karan Virwani	0.35	20.00%	0.35	20.00%
Total	11.43	100.00%	10.20	100.00%

Notes:

*The Board of Directors of an associate of the Company at their meeting held on March 31, 2023 have approved an interim dividend of Rs.140.79 per equity share, which was received by the Company amounting to Rs.67 crores. The said amount has been adjusted with the carrying value of investment in the associate during the year ended March 31, 2023.

The Group had provided securities by way of pledge of investments in equity shares of the investee entity for the loans taken by the Company. During the year ended March 31, 2023, the Company repaid the loan and the aforesaid pledge does not exist as at March 31, 2023.

During the year, certain investee entities have incurred losses and have accumulated losses as at year end. These investee entities are in their initial phase of its business operations and the management of such investee entities expect that the investee entities will generate sufficient profits in the future years and accordingly, the management of the Group is of the view that carrying value of the investment in such investee entities by the Group as at the year-end is appropriate.

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	March 31, 2023	March 31, 2022
7 Loans		
a Non current		
Unsecured, considered good		
Loans to joint ventures (refer note 39)	103.67	8.23
Loans to associates (refer note 39)	0.46	-
	104.13	8.23
b Current		
(Unsecured, considered good)		
Loans to joint ventures (refer note 39)	-	83.84
Loans to associates (refer note 39)	-	0.02
Others	-	0.24
	-	84.10
	104.13	92.33

	March 31, 2023	March 31, 2022
Loans and advances due by directors or other officers, etc.		
Loans to joint ventures and associates include		
Due from Pune Projects LLP in which the Company is a Partner	96.39	83.84
Due from Purva Good Earth Properties Private Limited in which the Company's director is a director	7.28	8.23
Due from Whitefield Ventures in which the Company is a Partner	0.46	0.02

	March 31, 2023	March 31, 2022
8 Other financial assets (Unsecured, considered good unless otherwise stated)		
a Non current		
Non-current bank balances (refer note 16)	36.02	40.03
Security deposits	27.53	4.02
Deposits under joint development agreements*	273.68	307.20
	337.23	351.25
Deposits under joint development agreements (considered doubtful)	4.66	4.66
Less: Allowance for credit loss	(4.66)	(4.66)
	337.23	351.25
b Current		
Current bank balances (refer note 16)	26.91	-
Interim dividend receivable	60.47	-
Unbilled revenue	47.09	27.25
Recoverables under joint development arrangement	30.85	28.79
Recoverables towards society maintenance charges	15.04	8.71
	180.36	64.75
Credit impaired		
Unbilled revenue	0.73	-
	0.73	-
Less: Expected credit loss	(0.73)	-
	-	-
	517.59	416.00

* Advances paid by the Group to the landowner towards joint development of land is recognized as deposits since the advance is in the nature of refundable deposits. Also refer Note 37(b).

Movement in Allowance for credit loss - Deposits under joint development agreements:		
Opening balance	4.66	-
Add: Provided during the year	-	4.66
Closing balance	4.66	4.66

Movement in Allowance for credit loss - Unbilled:		
Opening balance	-	-
Add: Provided during the year	0.73	-
Closing balance	0.73	-

	March 31, 2023	March 31, 2022
9 Assets for current tax (net)		
Advance income tax [net of provision for taxation Rs. 262.07 crores (March 31, 2022, Rs.247.97 crores)	57.14	50.90
	57.14	50.90

	March 31, 2023	March 31, 2022
10 Other assets (Unsecured, considered good unless otherwise stated)		
a Non-current		
Deposits with government authorities	12.32	12.27
Advances for land contracts*	49.21	72.65
Duties and taxes recoverable	7.06	1.76
Prepaid expenses	39.06	23.95
	107.65	110.63
Advances for land contracts (considered doubtful)	8.71	8.71
Less: Provision for doubtful advances	(8.71)	(8.71)
	107.65	110.63
b Current		
Advances to suppliers	166.86	82.75
Prepaid expenses	51.59	45.46
Duties and taxes recoverable	106.20	74.77
	324.65	202.98
	432.30	313.61

*Advances for land though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Group and the Group/ seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation. Also refer Note 37(b).

Movement in Provision for doubtful advances		
Opening balance	8.71	-
Add: Provided during the year	-	8.71
Closing balance	8.71	8.71

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	March 31, 2023	March 31, 2022
11 Income tax		
The major components of income tax expense are:		
Statement of profit and loss:		
Profit or loss section:		
Current tax:		
Current income tax charge	56.37	44.07
Deferred tax:		
Relating to origination/ reversal of temporary differences		
> Decrease/(increase) in deferred tax assets	(62.39)	99.71
> (Decrease)/increase in deferred tax liabilities	(5.06)	(6.95)
Others	-	1.39
	(67.45)	94.15
Income tax expense reported in the statement of profit and loss	(11.08)	138.22
OCI section:		
Deferred tax related to items recognised in OCI during the year:		
Re-measurement gains/(losses) on defined benefit plans	(0.88)	0.46
Exchange differences on translating the financial statements of a foreign operation	(0.20)	(0.84)
Income tax charged to OCI	(1.08)	(0.38)
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit before income tax	24.13	290.97
Effective tax rate in India	25.17%	25.17%
Tax on accounting profit at statutory income tax rate [25.17%]	6.07	73.24
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Impact of opting for new tax scheme	-	67.90
Effect of tax on adjustment towards elimination of unrealised gain on closing inventory acquired from an associate company	(10.45)	-
Effect of lower tax rate for long-term capital gain on sale of investment	(2.48)	-
Others	(4.22)	(3.30)
Income tax expense	(11.08)	137.84

	March 31, 2023	March 31, 2022
12 Deferred tax assets (net)		
Deferred tax asset arising on account of :		
Impact of expenditure charged to the statement of profit and loss in a year but allowed for tax purposes in subsequent years	32.36	28.92
Carry forward of losses*	8.94	26.20
Impact of income recognised for tax purposes in a year but recognised in the statement of profit and loss in subsequent years (impact of Ind AS 115 accounting)	132.08	81.33
Impact of Ind AS 116	0.49	0.66
MAT Credit entitlement	1.47	3.18
Impact of elimination of unrealised profit and other adjustments on consolidation	43.13	9.29
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	1.54	1.44
Others	3.12	9.72
	223.13	160.74
Less: Deferred tax liability arising on account of :		
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	(1.01)	(0.79)
Impact of financial assets and liabilities carried at amortized cost	(1.12)	(1.56)
Impact of carrying debentures at FVTPL	-	(6.98)
Others	(1.06)	-
	(3.19)	(9.33)
Deferred tax assets (net)	219.94	151.41

Reconciliation of deferred tax assets	March 31, 2023	March 31, 2022
Net deferred tax asset at the beginning of the year	151.41	243.79
Tax income/(expense) during the year recognized in profit and loss	67.45	(94.15)
Tax income/(expense) during the year recognized in OCI	1.08	(0.38)
Others	-	2.15
Net deferred tax asset at the end of the year	219.94	151.41

*The unused tax losses can be carried forward for a maximum period of eight assessment years immediately succeeding the assessment year in which the loss was first computed and would expire if not utilised starting from financial year 2026-27 to 2030-31.

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13 Inventories (valued at lower of cost and net realisable value)	**March 31, 2023**	**March 31, 2022**
Raw materials, components and stores	25.75	25.19
Land stock	456.21	673.51
Work-in-progress	6,582.46	5,492.18
Stock of flats	558.57	628.71
	7,622.99	6,819.59

Note: Details of assets pledged are as per note no. 20

14 Trade receivables	**March 31, 2023**	**March 31, 2022**
Unsecured, considered good		
Dues from related parties (refer note 39)	4.02	1.34
Dues from others	528.06	240.71
	532.08	242.05
Credit impaired		
Dues from others	0.15	0.02
	0.15	0.02
Less: Expected credit loss	(0.15)	(0.02)
	-	-
	532.08	242.05

Note: Details of assets pledged are as per note no.20

Movement in Expected credit loss allowance		
Opening Balance	0.02	0.05
Less: Provision made/(reversed) during the year	0.13	(0.03)
Closing balance	0.15	0.02

Trade receivables include receivable due from directors or other officers, etc.		
Dues from Pune Projects LLP in which Company is a Partner	3.52	1.34
Dues from Purva Good Earth Properties Private Limited in which Company's director is a director	0.38	-
Dues from Whitefiled Ventures in which Company is a Partner	0.12	-

Trade receivables Ageing Schedule

As at 31 March 2023	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade Receivables considered good	350.31	51.76	66.12	20.98	31.87	521.04
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	0.11	0.04	-	0.15
Disputed Trade receivables considered good (also refer note 37b)	-	-	1.16	0.24	9.64	11.04
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
Total	350.31	51.76	67.39	21.26	41.51	532.23

Trade receivables Ageing Schedule

As at 31 March 2022	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed Trade Receivables considered good	157.18	21.95	21.07	15.30	16.91	232.41
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good (also refer note 37b)	-	-	-	-	9.64	9.64
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
Total	157.18	21.95	21.07	15.30	26.55	242.05

15 Cash and cash equivalents	**March 31, 2023**	**March 31, 2022**
Balances with banks		
In current accounts	344.35	273.59
Bank deposits with original maturity upto three months	0.17	1.30
Cash on hand	0.47	0.22
	344.99	275.11

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:	**March 31, 2023**	**March 31, 2022**
Balances with banks		
In current accounts	344.35	273.59
Deposits with maturity less than three months	0.17	1.30
Cash on hand	0.47	0.22
Cash and cash equivalents reported in balance sheet	344.99	275.11
Less - cash credit facilities from banks (note 20)	(90.12)	(119.33)
Cash and cash equivalents reported in cash flow statement	254.87	155.78

Note 1 Changes in liabilities arising from financing activities

(a) Borrowings:	**Borrowings (Current & Non-current)**
Balance as at April 1, 2021	**2,822.13**
Add: Cash inflows	1,602.72
Less: Cash outflows	(1,846.32)
Add: Interest accrued during the year	331.85
Less: Interest paid	(284.80)
Net movement in current maturities of non current borrowings	-
Net movement in cash credit considered as cash and cash equivalent	(15.30)
Others	0.75
Balance as at March 31, 2022	**2,611.03**
Add: Cash inflows	1,840.03
Less: Cash outflows	(1,494.69)
Add: Interest accrued during the year	359.69
Less: Interest paid	(357.28)
Net movement in cash credit considered as cash and cash equivalent	(29.21)
Others	(2.65)
Balance as at March 31, 2023	2,926.92

(b) Dividends payable (including taxes):

Balance as at April 1, 2021	0.16
Add: Dividend declared	-
Less: Dividend paid	-
Balance as at March 31, 2022	**0.16**
Add: Final dividend declared relating to FY 2021-22	118.58
Less: Final dividend relating to FY 2021-22 paid	(118.53)
Less: Others	(0.04)
Balance as at March 31, 2023	**0.17**

16 Bank balances other than cash and cash equivalents

	March 31, 2023	March 31, 2022
Current		
Unpaid dividend bank account	0.17	0.16
Deposits with original maturity more than 3 months but less than 12 months	12.19	24.91
	12.36	25.07
Non-current		
Margin money deposits	20.08	40.03
Deposits with original maturity for more than 12 months	40.84	-
	60.92	40.03
Less: Amount disclosed under other financial assets (refer note 8)	(60.92)	(40.03)
	-	-

Notes:

1) Margin money deposits represent earmarked bank balances restricted for use held as margin money for security against the guarantees and deposits which are subject to first charge to secure the Group's borrowings.

2) Unpaid dividend bank account represents bank balances which are restricted for use and it relates to unclaimed dividend.

17 Equity share capital

	March 31, 2023	March 31, 2022
Authorized shares		
Equity share capital of face value of Rs. 5 each		
32.00 crore (March 31, 2022 - 32.00 crore) equity shares of Rs. 5 each	160.00	160.00
Issued, subscribed and fully paid-up shares		
Equity share capital of face value of Rs. 5 each		
23.72 crore (March 31, 2022 - 23.72 crore) equity shares of Rs. 5 each	118.58	118.58
	118.58	118.58

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

	March 31, 2023		March 31, 2022	
Equity shares	No. in crore	Rs. crore	No. in crore	Rs. crore
Balance at the beginning of the year	23.72	118.58	23.72	118.58
Movement during the year	-	-	-	-
Outstanding at the end of the year	23.72	118.58	23.72	118.58

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 5 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

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

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

	March 31, 2023		March 31, 2022	
	No. in crore	% holding in the class	No. in crore	% holding in the class
Equity shares of Rs. 5 each fully paid-up				
Ravi Puravankara	17.79	75%	17.79	75%

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. Details of shares held by promoters

As at 31 March 2023

Class of Equity Shares : Equity shares of Rs. 5 each fully paid

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Ravi Puravankara	17,78,52,904	-	17,78,52,904	75.00%	-
Ashish Puravankara	4,800	-	4,800	0.00%	-
Vishalakshi Puravankara	1,920	-	1,920	0.00%	-
Aarati Puravankara	1,440	-	1,440	0.00%	-
Amanda Puravankara	1,200	-	1,200	0.00%	-
	17,78,62,264	-	17,78,62,264	75.00%	-

As at 31 March 2022

Class of Equity Shares : Equity shares of Rs. 5 each fully paid

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Ravi Puravankara	17,78,52,904	-	17,78,52,904	75.00%	-
Ashish Puravankara	4,800	-	4,800	0.00%	-
Vishalakshi Puravankara	1,920	-	1,920	0.00%	-
Aarati Puravankara	1,440	-	1,440	0.00%	-
Amanda Puravankara	1,200	-	1,200	0.00%	-
	17,78,62,264	-	17,78,62,264	75.00%	-

e. Shares reserved for issue under options

The Company has approved a scheme of Employees Stock Option Plan vide shareholders' special resolution dated September 27, 2022. As at and for the period upto March 31, 2023, no grants have been made under this scheme.

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18 Other equity

	March 31, 2023	March 31, 2022
Reserves and surplus		
Securities premium		
Balance at the beginning of the year	963.61	963.61
Less: Adjustment made during the year	-	-
Balance at the end of the year	963.61	963.61
Capital Reserve		
Balance at the beginning of the year	(12.50)	(12.50)
Adjustment made during the year	-	-
Balance at the end of the year	(12.50)	(12.50)
Exchange differences on translating the financial statements of a foreign operation		
Balance at the beginning of the year	(2.51)	-
Total comprehensive income for the year	(0.57)	(2.51)
Balance at the end of the year	(3.08)	(2.51)
General reserve		
Balance at the beginning of the year	80.28	80.28
Add: Transferred from surplus in the statement of profit and loss	-	-
Balance at the end of the year	80.28	80.28
Retained earnings		
Balance at the beginning of the year	894.60	746.00
Dividend - refer note 19	(118.58)	-
Total comprehensive income for the year*	63.86	148.60
Balance at the end of the year	839.88	894.60
i) Other equity attributable to the owners of the parent company	1,868.19	1,923.48
Equity contribution in subsidiary by non-controlling interest		
Balance at the beginning of the year	6.59	(2.38)
Total comprehensive income for the year	0.04	(0.05)
Equity contribution in subsidiary by non-controlling interest	-	9.02
ii) Other equity attributable to non-controlling interest	6.63	6.59

* As required under Ind AS compliant Schedule III, the Group has recognised re-measurement profit/(loss) on defined benefit plans (net of tax) of Rs.(3.19) crores [March 31, 2022: Rs.(1.52) crores] as part of retained earnings.

Nature and purpose of reserves:

1. Securities premium
Securities premium is used to record the premium on issue of shares.
2. General reserve
General reserve represents amounts transferred from retained earnings.
3. Capital reserve
Capital reserve represents net debit balance arising in a business combination with Propmart Technologies Limited recognized as per Ind AS 103.

19 Distribution made and proposed

	March 31, 2023	March 31, 2022
Cash dividends on equity shares declared and paid		
Final dividend [Rs.5 per share for the year ended March 31, 2022 (March 31, 2022: Rs.Nil per share for the year ended March 31, 2021)]	118.58	-
	118.58	-
Details of proposed dividend on equity shares		
Proposed dividend [Rs.Nil per share for the year ended March 31, 2023 (March 31, 2022: Rs. 5 per share for the year ended March 31, 2022)]	-	118.58

Notes:

1. Final dividend of Rs. 5 per equity share of Rs. 5 each for the financial year ended March 31, 2022 has been paid during the year ended March 31, 2023, which was approved by the Company's shareholders at the annual general meeting of the Company held on September 27, 2022 and the Company has accounted the same in accordance with Ind AS 10.

2. Proposed dividend on equity shares are subject to the approval of the shareholders at the ensuing annual general meeting and are not recognized as a liability as at 31st March.

3. The dividend declared/ paid is in accordance with Section 123 of the Companies Act, 2013.

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20 Borrowings

	March 31, 2023	March 31, 2022
a Non-current borrowings		
Unsecured loans		
Debenture		
360 (March 31, 2022: Nil) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs	39.48	-
Secured loans		
Term loans		
From banks	776.48	712.35
From others	439.66	568.03
Debenture		
2300 (March 31, 2022:Nil) secured unlisted redeemable non-convertible debentures of Rs.0.10 crores each	228.32	-
Nil (March 31, 2022:10) 18.50% Secured Unlisted Redeemable Cumulative Non-convertible Debentures of Rs.5 crores each	-	48.39
1,800 (March 31, 2022:1,800) Secured Unlisted Redeemable Non-convertible Debentures of Rs.0.10 crores each	106.68	168.46
1,650 (March 31, 2022:1,650) 12 % Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs each	230.81	197.98
Nil (March 31, 2022: 890) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs	-	90.17
570 (March 31, 2022: Nil) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs	63.69	-
	1,885.12	**1,785.38**
Current maturities of long-term borrowings disclosed under "Current borrowings"	(1,418.74)	(1,213.43)
	466.38	**571.95**
b Current borrowings		
Unsecured		
Loans repayable on demand		
Loans from related parties (refer note 39)	5.28	5.78
Term loans		
From others	87.20	73.67
Secured		
Loans repayable on demand		
Cash credit and other loan from banks	90.12	119.33
Other loans		
Term loans		
From banks	340.76	247.92
From others	285.74	222.52
From related parties (Refer note 39)	-	57.77
Debentures		
Nil (March 31, 2022: 680) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 10 lakhs	-	98.66
2,250 (March 31, 2022: Nil) Listed Rated Secured Redeemable Non-Convertible Debentures of Rs. 5.87 lakhs each	128.90	-
1,000 (March 31, 2022: Nil) Secured Unlisted Redeemable Non-convertible Debentures of Rs.10 lakhs each	103.80	-
Current maturities of long-term borrowings		
Debentures	314.66	-
Term loans		
From banks	739.14	615.18
From others	364.94	598.25
	2,460.54	**2,039.08**
	2,926.92	**2,611.03**

Note 1: Amount of current borrowings repayable within twelve months is Rs. 679.48 crores (March 31, 2022: Rs. 761.33 crores).

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20 Borrowings (continued)
Note 2: Assets pledged as security

	March 31, 2023	March 31, 2022
Trade Receivables	508.06	223.82
Inventories	6,688.24	5,472.74
Investments	-	1.72
Bank balances	18.99	13.44
Property, plant and equipment	22.72	21.10
Investment properties	7.03	-
Total assets pledged as security	**7,245.04**	**5,732.82**

Note 3: Details of nature of security, guarantees given by directors and repayment terms of borrowings
Non-current borrowings (including Current maturities of long-term borrowings)

Category of loan	March 31, 2023	March 31, 2022	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	-	51.36	10-11%	Upto 2023	24 instalments	1. Underlying project inventory and assignment of project receivables. 2. Fund shortfall undertaking by the director of the Company towards funding of underlying projects/ working capital.
Term loans from banks	758.66	654.42	9 - 11%	Upto 2027	8 to 48 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	2.29	5.84	8-10%	Upto 2027	36 to 60 instalments	Hypothecation of underlying equipment
Term loans from banks	9.56	-	10-11%	Upto 2029	14 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	5.97	0.72	9-10%	Upto 2025	60 instalments	Vehicles
Subtotal	**776.48**	**712.35**				
Term loans from others	433.27	557.65	10-13%	Upto 2027	10 to 54 instalments	Underlying project inventory and assignment of project receivables
Term loans from others	0.06	1.95	8-10%	Upto 2027	60 instalments	Vehicles
Term loans from others	6.33	8.43	9-10%	Upto 2027	36 to 60 instalments	Hypothecation of underlying equipment
Subtotal	**439.66**	**568.03**				
Debentures	-	48.39	18.50%	Upto 2025	4 instalment	Underlying project inventory
Debentures	335.00	168.46	10-12%	Upto 2027	24 to 30 instalments	Underlying project inventory and assignment of project receivables.
Debentures	63.69	-	22 - 27%	Upto 2028	Repayable at the end of the tenure of 5 years i.e. by 2028 or subject to availability of distributable cash before tenure completion	Underlying project inventory and assignment of project receivables.
Debentures	39.48	-	22 - 27%	Upto 2028	Repayable at the end of the tenure of 5 years i.e. by 2028 or subject to availability of distributable cash before tenure completion	Unsecured
Debentures	230.81	288.15	16.00%	Upto 2029	Repayable at the end of the tenure of 9 years i.e. by 2029 or subject to availability of distributable cash before tenure completion	Underlying project inventory
Subtotal	**668.98**	**505.00**				
Total	**1,885.12**	**1,785.38**				

Current borrowings (excluding Current maturities of long-term borrowings)

Category of loan	March 31, 2023	March 31, 2022	Effective interest rate	Maturity	Repayment details	Nature of security
Term loans from banks	326.10	236.05	11-13%	Upto 2026	8 - 36 instalments	Underlying project inventory and assignment of project receivables
Term loans from banks	14.66	11.87	7-8%	Upto 2024	Lumpsum	Secured against term deposits
Subtotal	**340.76**	**247.92**				
Term loans from others	285.74	222.53	11-13%	Upto 2026	5 - 36 instalments	Underlying project inventory and assignment of project receivables
Term loans from others	87.20	73.66	11-15%	Upto 2024	Lumpsum	Unsecured
Subtotal	**372.94**	**296.19**				
Cash credit and other loan from banks	90.12	119.33	9-13%	On demand	On demand	Underlying project inventory and assignment of project receivables
Subtotal	**90.12**	**119.33**				
Debentures	128.90	-	10-11%	Upto 2024	Repayable by December, 2024	a) Underlying project inventory, project receivables, loans, cash and cash equivalents and DSRA.
Debentures	103.80	-	16 to 17%	Upto 2026	4 Quarterly instalments	Underlying project inventory and assignment of project receivables
Debentures	-	98.66	0.16	Upto 2023	Repayable based on availability of distributable	Underlying project inventory
Subtotal	**232.70**	**98.66**				
Loans from related parties	5.28	5.78	10-11%	On demand	On demand	Unsecured
Loans from related parties	-	57.77	0%	Upto 2023	18 months	Pledge of shares of associate company
Subtotal	**5.28**	**63.55**				
Total	**1,041.80**	**825.65**				

As at March 31, 2023, the Group has available Rs.1,727.89 crores (March 31, 2022 Rs. 555.52 crores) of undrawn committed borrowing facilities.

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21 Other financial liabilities

	March 31, 2023	March 31, 2022
a Non current		
Security deposits	1.36	17.07
	1.36	17.07
b Current		
Payable under society maintenance arrangement	14.08	13.73
Security deposits	12.56	1.56
Employee benefits payable	3.06	3.17
	29.70	18.46
	31.06	35.53

22 Provisions

	March 31, 2023	March 31, 2022
a Non-current		
Provision for employee benefits		
Gratuity (refer note 40)	11.78	9.52
Leave benefits	-	0.35
	11.78	9.87
b Current		
Provision for employee benefits		
Gratuity (refer note 40)	0.83	0.59
Leave benefits	4.09	2.17
Provision for onerous contracts	2.44	-
Provision for claims (refer note 37)	4.17	8.57
	11.53	11.33
	23.31	21.20

Provision for claims
Represents provision towards compensation payable to customers for delays in completion of certain real estate projects.

Movement provision:

	March 31, 2023	March 31, 2022
Opening balance	8.57	1.54
Additions/(reversal)	(4.40)	7.03
Closing balance	4.17	8.57

Provision for onerous contracts represents provisions towards contract losses. Following is the movement:

Opening balance	-	-
Additions/(reversal)	4.83	-
Less: Utilisation during the year	(2.39)	-
Closing balance	2.44	-

23 Trade payables

	March 31, 2023	March 31, 2022
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	24.56	18.25
- Total outstanding dues of creditors other than micro and small enterprises		
Payable to others	462.91	411.54
Payable to related parties (refer note 39)	3.66	4.77
	491.13	434.56

Trade payables Ageing Schedule

As at 31 March 2023	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	16.93	3.30	1.75	2.58	24.56
Total outstanding dues of creditors other than micro enterprises and small enterprises	357.63	57.19	11.74	40.01	466.57
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	374.56	60.49	13.49	42.59	491.13

Trade payables Ageing Schedule

As at 31 March 2022	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	11.25	3.38	1.69	1.93	18.25
Total outstanding dues of creditors other than micro enterprises and small enterprises	324.66	15.35	12.04	64.26	416.31
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	335.91	18.73	13.73	66.19	434.56

24 Other liabilities

	March 31, 2023	March 31, 2022
a Non-current		
Deferred revenue	-	15.69
	-	15.69
b Current		
Deferred revenue	3,556.04	2,217.74
Advance received from customers	21.38	15.02
Statutory dues payable	30.27	17.35
Liability under joint development arrangement*	947.12	1,175.05
Unpaid dividend	0.17	0.16
Liability towards Corporate Social Responsibility	1.13	-
Liability towards share of loss in associates and joint ventures	6.31	8.31
Other payables	3.50	5.99
	4,565.92	3,439.62

*Includes amount payable to landowners where the Group has entered into joint development arrangements with landowners for joint development of properties on land in lieu of which, the Group has agreed to transfer certain percentage of constructed area/ revenue proceeds, net of revenue recognised.

25 Current tax liabilities (net)

Provision for income tax (net of advance tax Rs. 29.60 crores (March 31, 2022 Rs.2.54 crores)	6.82	1.33
	6.82	1.33

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Puravankara Limited
CIN: L45200KA1986PLC051571
Notes to Consolidated Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rs. Crore, unless otherwise stated)

		March 31, 2023	March 31, 2022
26 Revenue from operations			
Revenue from contracts with customers			
Revenue from real estate development (refer note 38)		1,179.36	918.85
	(A)	1,179.36	918.85
Other operating revenues			
Lease income		7.17	7.76
Income on cancellation of joint development arrangement		18.07	-
Property maintenance income		20.78	15.10
Others		10.39	12.99
	(B)	56.41	35.85
	(A)+(B)	1,235.77	954.70
27 Other income			
Interest on financial assets:			
Bank deposits		3.31	0.78
Security deposits		17.50	14.38
Loans to related parties (refer note 39)		-	1.57
Others		7.03	0.18
Profit on sale of property, plant and equipment and investment property		7.41	6.80
Profit on sale of non-current assets (refer note 43)		56.70	-
Gain arising on loss of control in subsidiaries *		-	364.42
Provisions/ liabilities no longer required written-back		41.95	15.98
Management fee		19.43	-
Miscellaneous income		17.89	22.84
		171.22	426.95

*During the year ended March 31, 2022, the Group had lost control of its subsidiaries - Vagishwari Land Developers Private Limited, Vaigai Developers Private Limited and Nile Developers Private Limited. Consequently, the Group had derecognised the assets and liabilities of such subsidiaries from the consolidated balance sheet. The resultant gain of Rs.364.42 crores associated with the loss of control of such subsidiaries was recognised and accounted under Other Income for the year ended March 31, 2022.

	March 31, 2023	March 31, 2022
28 Cost of raw materials, components and stores consumed		
Inventories at the beginning of the year	24.90	12.56
Add : Purchases during the year	292.07	122.29
	316.97	134.85
Less : Inventories at the end of the year	25.75	24.90
Cost of raw materials, components and stores consumed	291.22	109.95
29 (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress		
Inventories at the beginning of the year		
Land stock	673.51	948.93
Work-in-progress	5,492.18	4,641.05
Stock of flats	628.71	808.99
Less: Inventory of subsidiaries upon loss of control	-	(175.25)
Less: Reversal due to cancellation/ amendment of joint development arrangement	(160.71)	-
Less: Adjustment towards elimination of unrealised gain on closing inventory acquired from an associate company	(41.52)	-
Inventories at the end of the year		
Land stock	456.21	673.51
Work-in-progress	6,582.46	5,492.18
Stock of flats	558.57	628.71
	(1,005.07)	(570.68)
30 Employee benefits expense		
Salaries, wages and bonus	165.10	132.82
Contribution to provident fund and other funds	4.19	2.86
Staff welfare	2.06	2.00
	171.35	137.68
31 Finance costs		
Interest on financial liabilities		
- Borrowings*	335.43	314.61
- Others	19.97	14.69
Bank charges	2.72	1.03
Interest on lease liabilities (note 36)	1.57	1.52
	359.69	331.85

*Gross of interest of Rs.321.63 crores (March 31, 2022: Rs. 306.87 crores) inventorised to qualifying work in progress. The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 7% to 27%.

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32 Depreciation and amortization expense

	March 31, 2023	March 31, 2022
Depreciation of property, plant and equipment (refer note 3)	7.65	9.16
Depreciation of investment properties (refer note 4)	0.43	0.40
Amortization of intangible assets (refer note 5)	1.80	1.81
Depreciation of Right-of-use assets (note 36)	7.25	6.27
	17.13	17.64

33 Other expenses

	March 31, 2023	March 31, 2022
Travel and conveyance	9.33	5.62
Repairs and maintenance		
- others	33.00	23.19
Legal and professional	89.26	68.05
Rent (refer note 36)	19.46	3.28
Rates and taxes	75.84	52.49
Security	9.83	9.19
Communication costs	2.76	2.17
Printing and stationery	1.16	1.04
Advertising and sales promotion	95.35	57.63
Provision for advances and deposits	0.12	13.37
Provision for receivables	0.86	-
Advances and deposits written off	4.15	4.51
Brokerage costs	13.46	9.81
Exchange differences (net)	-	0.32
Corporate social responsibility expenses	3.16	1.24
Provision for onerous contracts	4.83	-
Miscellaneous expenses	11.67	13.84
	374.24	265.75

33A The Share of profit/(loss) of associates and joint ventures (net of tax) during the year ended March 31, 2023 include the following:

a) Share of profit from an associate company:

The Company and the associate company had entered into an agreement for joint development of a real estate project. During the year ended March 31, 2023, the associate company has sold its share in the aforesaid project to the Company and other customers and thereby recognising a net profit of Rs. 153 crores. Accordingly, the Company has recognised its 49% share of profit of Rs.75 crores.

Further, as at March 31, 2023, the unrealised gain of Rs.42 crore on the aforesaid inventory acquired from the associate has been eliminated from the aforesaid share of profit from associate. Hence, the net share of profit accounted by the Company from the associate is Rs.33 crores.

b) Share of profit from a joint venture company

The Company, a subsidiary company and a joint venture company had entered into a debenture investment agreement with a third party investor for development of a real estate project by the Company. The subsidiary company and the Investor (collectively, the debenture holders) had subscribed to debentures aggregating to Rs.190 crores. Further, the joint venture company, basis the evaluation of the terms of such agreement and the projected project surplus, had accounted for interest obligation. Upon revision in project plan and projected remaining surplus thereon as approved by the Board of Directors of the joint venture company, the joint venture company reassessed the projected remaining surplus and considering that the projected remaining surplus is sufficient to only pay the principal amount of debentures, the joint venture company has written back the accumulated interest payable on debentures of Rs.236 crores during the year ended March 31, 2023. Further, the joint venture company also reassessed the net realisable value of the inventory pursuant to change in project plan and has accordingly recorded an inventory loss of Rs.55 crores and write off of supplier advance of Rs.10 crores during the year ended March 31,2023.

Consequently, the subsidiary company has also written off the accumulated interest receivable of Rs.39 crores on such debentures during the year ended March 31, 2023.

Accordingly, the Company has recognised the share of net profit of 25% in the joint venture company after elimination of the aforesaid interest receivable written off for the year ended March 31, 2023.

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

34 Fair value measurements

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

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

> The quoted investments (mutual funds) are valued using the quoted market prices in active markets.

> The management assessed the fair values of the unquoted debt instruments using a DCF model. The valuation requires management to make certain assumptions about the model inputs, including forecast cash flows, discount rate, credit risk and volatility. The probabilities of the various estimates within the range can be reasonably assessed and are used in management's estimate of fair value for these unquoted instruments.

> Refer note 4 with respect to Investment properties.

> The management assessed that the carrying values of cash and bank balances, trade receivables, trade payables, and other financial assets and liabilities approximate their fair values largely due to their short-term maturities.

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

The Group's investments in its joint ventures and associates are accounted for using the equity method.

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

Break up of financial assets carried at fair value through profit or loss ('FVTPL') with movement	Level	March 31, 2023	March 31, 2022
Investment in unquoted debt instruments of joint venture	Level 3	47.38	69.24

Reconciliation of fair value

Opening balance	69.24	69.06
Fair value changes	(21.86)	0.18
Closing balance	47.38	69.24

Particulars	Notes	As at March 31, 2023			As at March 31, 2022	
		Carrying value	Fair value		Carrying value	Fair value
			Level 1	Level 3		Level 3
Break up of financial assets:						
Measured at fair value:						
Investments	6					
Debentures (unquoted)		47.38	-	47.38	69.24	69.24
Mutual Funds (quoted)		1.97	1.97	-	-	-
Other Funds (unquoted)		9.97	-	9.97	-	-
Measured at amortized cost:						
Loans	7	104.13	-	104.13	92.33	92.33
Trade receivables	14	532.08	-	532.08	242.05	242.05
Cash and cash equivalents	15	344.99	-	344.99	275.11	275.11
Bank balances other than cash and cash equivalents	16	12.36	-	12.36	25.07	25.07
Other financial assets	8	517.59	-	517.59	416.00	416.00
		1,511.15	-	1,511.15	1,050.56	1,050.56
Assets for which fair value is disclosed						
Measured at cost						
Investment properties	4	10.79	-	10.79	25.70	25.70
		10.79	-	10.79	25.70	25.70
Break up of financial liabilities:						
Measured at amortized cost						
Non-current borrowings	20a	466.38	-	466.38	571.95	571.95
Current borrowings	20b	2,460.54	-	2,460.54	2,039.08	2,039.08
Lease liabilities	36	16.70	-	16.70	15.88	15.88
Trade payable	23	491.13	-	491.13	434.56	434.56
Other financial liabilities	21	31.06	-	31.06	35.53	35.53
		3,465.81	-	3,465.81	3,097.00	3,097.00

35 Financial risk management

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

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

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

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is considered good as the handover/possession of residential/commercial units to the customers is not processed till the time the Group receives the entire payment. Accordingly, the Group does not have significant credit risk.

As at the Balance sheet date, the Company has recorded Expected credit loss on trade receivables. Refer note 14.

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 Group'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 current bank balances is as below:

	March 31, 2023	March 31, 2022
Cash and cash equivalents	344.99	275.11
Bank balances other than cash and cash equivalents	12.36	25.07
	357.35	300.18

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

Maturities of financial liabilities

The tables below analyze the Group's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities.

March 31, 2023	On demand	Upto 4 years	> 4 years	Total
Financial liabilities - non-current				
Borrowings*	-	-	936.86	936.86
Lease liabilities	-	13.84	-	13.84
Other non-current financial liabilities	-	1.36	-	1.36
Financial liabilities - current				
Borrowings*	95.40	3,094.92	-	3,190.32
Trade payables	-	491.13	-	491.13
Lease liablities	-	4.55	-	4.55
Other current financial liabilities	-	29.70	-	29.70

March 31, 2022	On demand	Upto 4 years	4 years and above	Total
Financial liabilities - non-current				
Borrowings*	-	-	219.93	219.93
Lease liabilities	-	7.47	2.20	9.67
Security deposits	-	11.12	5.95	17.07
Financial liabilities - current				
Borrowings*	132.50	3,159.10	-	3,291.60
Trade payables	-	434.56	-	434.56
Lease liablities	-	9.94	-	9.94
Security deposits	-	2.96	-	2.96
Other financial liabilities	-	17.99	-	17.99

* Including interest expected to be paid over the balance maturity period

c. Market risk

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

The sensitivity analysis in the following sections relate to the position as at March 31, 2023 and March 31, 2022. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

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

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

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

The Group is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Group's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Group 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, 2023	March 31, 2022
Interest rates – increase by 50 basis points (50 bps)	13.84	11.40
Interest rates – decrease by 50 basis points (50 bps)	(13.84)	(11.40)

Note: The above impact is gross of interest to be inventorised to qualifying assets.

36 Leases

Group as a lessee:

The Group has entered into a non cancellation lease arrangements for buildings for 2 to 6 years. The Group also has certain leases of building with lease terms of 12 months. The Group has applied the 'short-term lease' recognition exemptions for these leases. and The Group does not have "lease of low value assets".

There are several lease contracts that include extension and termination options.
Set out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

Balance as at 01 April 2021	8.78
Additions	10.21
Depreciation expense	(6.27)
Deletion	-
As at 31 March 2022	12.72
Additions	9.67
Depreciation expense	(7.20)
Deletion	(0.20)
As at 31 March 2023	14.99

Set out below are the carrying amounts of lease liabilities and the movements during the year:

Balance as at 01 April 2021	13.34
Additions	10.21
Accretion of interest	1.52
Payments	(9.19)
Extinguishment on lease termination	-
As at 31 March 2022	15.88
Additions	9.67
Accretion of interest	1.57
Payments	(10.42)
As at 31 March 2023	16.70
Current	4.55
Non-current	12.15

The following are the amounts recognised in profit or loss:	**March 31, 2023**	**March 31, 2022**
Depreciation expense of right-of-use assets	7.20	6.27
Interest expense on lease liabilities	1.57	1.52
Expense relating to short-term leases (included in other expenses)*	19.46	3.28
Total amount recognised in profit or loss	28.23	11.07

*The Group has entered into an agreement with its associate company for use of aircraft on a take or pay arrangement for the year ended March 31, 2023. Under the agreement, the Group has paid Rs.7 crore towards fixed monthly charges and Rs.7 crores towards additional charges, which have been recorded as Short-term lease expenses - rent under Other Expenses.

Group as lessor

The Group has entered into operating leases (cancellable and non-cancellable) on its investment property portfolio with varying lease terms of upto four years and with escalation and renewal clauses. All leases include a clause to enable upward revision of the lease rental on periodical basis. The Group is also required to maintain the property over the lease term.

	March 31, 2023	**March 31, 2022**
Lease income for cancellable and non-cancellable operating leases	7.17	7.76

Future minimum rentals receivable under non-cancellable operating leases are as follows:	**March 31, 2023**	**March 31, 2022**
a) Within one year	0.46	6.65
b) Later than one but not later than five years	0.78	17.91
c) Later than five years	-	1.07
Total	1.24	25.63

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37 Commitments and contingencies

a.Commitments

(i) As at March 31, 2023, the Group has contracts remaining to be executed on capital account amounting to Rs.5.65 crores that were not provided for (March 31, 2022 : Rs. 6.18 crores).

(ii) As at March 31, 2023, the Group has given Rs. 322.89 crores (March 31, 2022: Rs. 379.85 crores) as advances/deposits for purchase of land/ joint development. Under the agreements executed with the land owners, the Group is required to make further payments and/or give share in area/ revenue from such development in exchange of undivided share in land based on the agreed terms/ milestones.

(iii) The Company is committed to provide financial support to some of its group entities to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.

b. Contingent liabilities

i) Claims against the Group not acknowledged as debts	March 31, 2023	March 31, 2022
- Value added tax	2.92	2.92
- Service tax	87.13	87.13
- Income tax	61.71	72.35
- Goods and service tax	7.00	7.00
- Demand from Bangalore International Airport Area Planning Authority towards plan sanction charges under dispute	4.73	4.73

ii) The Group is carrying provision for claims (refer note 22b) towards compensation payable to its customers for delays in completion of certain RERA-registered real estate projects. After considering the circumstances and evaluation thereon, the management believes that these delays will not have any further impact on these financial statements.

iii) The Group had initiated legal proceedings against its customer for recovery of receivables of Rs.15 crores, inventories of Rs.1 crore and customer's counter claim thereon, which is currently pending before the High Court. Pending resolution of the aforesaid litigation, no provision has been made towards the customer's counter-claims and the underlying receivables and other assets are classified as good and recoverable in the accompanying financial statements based on the legal opinion obtained by the management and management's evaluation of the ultimate outcome of the litigation.

iv) The Group is subject to legal proceedings for obtaining clear and marketable tittle for certain properties wherein the Group has outstanding deposits and advances of Rs.114 crores. Further, the Group has Rs.12 crores recoverable from parties, claims from minority shareholders of a subsidiary of Rs.35 crores and claims from government authorities of Rs.6 crores, which are subject to ongoing legal proceedings. Further, in relation to certain property previously owned by the Group, an individual has initiated legal proceedings claiming title over such property, which is disputed by the Group. Pending resolution of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial statements based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

v) The construction operations and project completion timelines of certain ongoing customer contracts of a wholly-owned subsidiary (WOS) were impacted including due to outbreak of Covid-19. The WOS is carrying construction work in progress as at March 31, 2023 and having regard to the WOS's ongoing discussions with its customers towards the construction work, the WOS is confident of billing the same in the ensuing quarters. Further, the WOS has also initiated proceedings with its customer for extension of certain projects' completion timeline and waiver of liquidated damages thereon amounting to Rs.23 crores. The Management is of the view that no provision is required towards the consequential impact of such delays in the accompanying financial staements based on the terms of the customer contracts, ongoing discussions with the customers and impact of Covid-19 pandemic. The WOS will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

vi) The Group is also subject to certain legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for commercial development or land parcels held for construction purposes, either through joint development arrangements or through outright purchases, the impact of which is not quantifiable. These cases are pending with various courts and are scheduled for hearings. After considering the circumstances and legal evaluation thereon, the management believes that these cases will not have an adverse effect on the financial statements.

vii) The Company, a subsidiary company and a joint venture company had entered into a debenture investment agreement with a third party investor for development of a real estate project by the Company. The subsidiary company and the Investor (collectively, the debenture holders) had subscribed to debentures aggregating to Rs.190 crores. Further, the joint venture company, basis the evaluation of the terms of such agreement and the projected project surplus, had accounted for interest obligation.

Upon revision in project plan and projected remaining surplus thereon as approved by the Board of Directors of the joint venture company, the joint venture company reassessed the projected remaining surplus and considering that the projected remaining surplus (present value) is sufficient to only pay the principal amount of debentures, the joint venture company has written back the accumulated interest payable on debentures of Rs.236 crores during the year ended March 31, 2023. Further, the joint venture company also reassessed the net realisable value of the inventory pursuant to change in project plan and has accordingly recorded an inventory loss of Rs.55 crores and write off of supplier advance of Rs.10 crores during the year ended March 31,2023.

Consequently, the subsidiary company has also written off the accumulated interest receivable of Rs.39 crores on such debentures during the year ended March 31, 2023.Accordingly, the Group has accounted for the share of net profit of 25% in the joint venture company after elimination of the aforesaid interest receivable written off for the year ended March 31, 2023.

Management is confident of the project being developed as per agreed terms and doesn't expect any liability in this regard.

viii) 'On July 20, 2022, the Group has entered into an arrangement with Vistra ITCL India Limited ('Trustee') and Purva Asset Management Private Limited ('Fund Manager') and has agreed to act as a sponsor of Purva Real Estate Fund ('Trust'), which is being controlled by the Trustee. As part of the aforesaid arrangement, the Group and the Fund Manager (a wholly owned subsidiary of the Group) have agreed to make capital contribution of upto Rs.9 crores and Rs.1 crore, respectively. The funds raised by the Trust are to be invested in entities engaged in residential projects developed by the Group and its affiliates and the Group has committed to fund any shortfall in internal rate of return of 12% on such investments. The Group has assessed and is of the view that the surplus from the respective projects will be sufficient to repay the committed return. Accordingly, the Group doesn't expect any further liability in this regard.

ix) During previous year, the Group had received emails from its customer containing complaints pertaining to the Group's compliances with certain tax related matters. The Group had submitted its responses to the customer and is of the view that it is in compliance with the applicable rules and regulations. The Group has not received any further communication in this regard.

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

Note: The Group 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.

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

38 Revenue from contracts with customers:

38.1 Disaggregation of revenue

Set out below is the disaggregation of the Group's revenue from contracts with customers, which is in agreement with the contracted price.

Revenue from real estate development	**March 31, 2023**	**March 31, 2022**
Revenue recognised at a point in time	1,058.40	696.79
Revenue recognised over time	120.96	222.06
	1,179.36	918.85
Other operating revenues		
Revenue recognised at a point in time	28.46	12.99
Revenue recognised over time	20.78	15.10
	49.24	28.09

38.2 Contract balances

	March 31, 2023	**March 31, 2022**
Trade receivables	532.08	242.05
Contract liabilities - deferred revenue	3,556.04	2,217.74
Contract liabilities - Advance received from customers	21.38	15.02

Trade receivables are generally on credit terms of upto 30 days. The increase in trade receivables is primarily on account of increase in billings for new projects.

Contract liabilities represents transaction price allocated to unsatisfied performance obligations. The outstanding balances of these accounts have increased primarily on account of increase in billings for new projects.

Set out below is the amount of revenue recognised from:

Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	471.85	436.86

38.3 Performance obligations

Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period		
Revenue to be recognised at a point in time	4,713.89	4,153.97
Revenue to be recognised over time	1,117.99	1,175.05

The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

38.4 Assets recognised from the costs to obtain or fulfil a contract with a customer	**March 31, 2023**	**March 31, 2022**
Inventories		
- Work-in-progress	2,200.37	1,381.87
- Stock of flats	349.44	416.77
Prepaid expenses (represents brokerage costs pertaining to sale of real estate units)	70.55	43.24

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39 Related party transactions

I Names of related parties and nature of relationship with the Company

(ii) Parties where control exists
Mr. Ravi Puravankara

(iii) Key management personnel ('KMP')

a. Directors
Mr. Ravi Puravankara
Mr. Ashish R Puravankara
Mr. Nani R Choksey
Mr. Pradeep Guha (until August 21, 2021)
Mr. Anup Shah Sanmukh
Ms. Shailaja Jha
Mr. K.G. Krishnamurthy
Mr. Sanjeeb Chaudhuri
Mr. Abhishek Nirankar Kapoor
Ms. Amanda Puravankara
Mr. K Sathyanarayana
Mr. Rajkumar Pillai (until September 9, 2021)
Mr Porus Behram Irani
Mr Sankey Prasad (until September 9, 2021)

b. Other officers
Mr. Abhishek Nirankar Kapoor (Chief Financial Officer and Chief Executive officer)
Ms. Bindu Doraiswamy (Company Secretary) (until March 10, 2023)
Mr. Sudip Chatterjee (Company Secretary) (w.e.f. May 26, 2023)
Mr. Earnest Veloor Joy Shabu (Chief Executive Officer of a subsidiary) (w.e.f September 8, 2022)

(iv) Relatives of key management personnel
Ms. Geeta S Vhatkar

(v) Entities controlled/significantly influenced by key management personnel (other related parties)
Purva Developments
Puravankara Investments
Handiman Services Limited
Kenstream Ventures LLP

(vi) Associates
Keppel Puravankara Development Private Limited
Sobha Puravankara Aviation Private Limited
Whitefield Ventures
Bangalore Tower Private Limited (until June 27, 2022)

(vii) Joint venture
Pune Projects LLP
Purva Good Earth Properties Private Limited

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II Balances with related parties as on date are as follows

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Loans given to								
Pune Projects LLP	96.39	83.84	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	7.28	8.23	-	-	-	-	-	-
Whitefield Ventures	0.46	0.02	-	-	-	-	-	-
Loans taken from								
Puravankara Investments	-	-	-	-	-	-	2.03	2.53
Purva Developments	-	-	-	-	-	-	0.18	0.18
Ravi Puravankara	-	-	3.00	3.00	-	-	-	-
Amanda Puravankara	-	-	0.07	0.07	-	-	-	-
Bangalore Tower Private Limited	-	57.77	-	-	-	-	-	-
Advances for land contracts paid to								
Geeta S Vhatkar	-	-	-	-	3.22	9.64	-	-
Investment in debentures								
Purva Good Earth Properties Private Limited	47.38	69.24	-	-	-	-	-	-
Security deposits and advance paid to								
Ravi Puravankara	-	-	2.21	2.21	-	-	-	-
Dues from								
Pune Projects LLP	3.52	1.34	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	0.38	-	-	-	-	-	-	-
Whitefield Ventures	0.12	-	-	-	-	-	-	-
Other receivables - Dividend income receivable								
Keppel Puravankara Development Private Limited	60.47	-	-	-	-	-	-	-
Other advances								
Sobha Puravankara Aviation Private Limited (net of provision of Rs. 76.86 crores)	-	-	-	-	-	-	-	-
Dues to								
Handiman Services Limited	-	-	-	-	-	-	3.63	3.27
Puravankara Investments	-	-	-	-	-	-	0.03	0.03
Kenstream Ventures LLP	-	-	-	-	-	-	-	1.42
Pune Projects LLP	-	0.05	-	-	-	-	-	-

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III The transactions with related parties for the year are as follows

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Interest income on loans								
Pune Projects LLP [net of provision made towards doubtful interest Rs.6.59 crore (March 31, 2022: Nil)]	-	1.57	-	-	-	-	-	-
Loans given to								
Pune Projects LLP	15.72	9.16	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	0.50	0.81	-	-	-	-	-	-
Whitefield Ventures	0.45	-	-	-	-	-	-	-
Loans repaid by								
Purva Good Earth Properties Private Limited	2.00	0.02	-	-	-	-	-	-
Pune Projects LLP	4.32	3.80	-	-	-	-	-	-
Loans taken from								
Bangalore Tower Private Limited	-	57.77	-	-	-	-	-	-
Loans repaid to								
Bangalore Tower Private Limited	57.77	-	-	-	-	-	-	-
Advance paid to								
Sobha Puravankara Aviation Private Limited	-	4.03	-	-	-	-	-	-
Investment in Debentures								
Keppel Puravankara Development Private Limited	-	3.69	-	-	-	-	-	-
Redemption of Debentures								
Keppel Puravankara Development Private Limited	3.69	-	-	-	-	-	-	-
Purchase of land stock								
Geeta S Vhatkar	-	-	-	-	6.42	11.49	-	-
Purchase of Flats								
Keppel Puravankara Development Private Limited	115.67	-	-	-	-	-	-	-
Dividend income								
Keppel Puravankara Development Private Limited	67.19	-	-	-	-	-	-	-
Payment of Revenue share for Joint venture arrangement								
Keppel Puravankara Development Private Limited	163.49	-	-	-	-	-	-	-
Reimbursement of expenses from								
Pune Projects LLP	1.50	1.08	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	0.32	-	-	-	-	-	-	-
Whitefield Ventures	0.10	-	-	-	-	-	-	-
Advertising and sales promotion								
Pune Projects LLP	0.82	-	-	-	-	-	-	-
Interest receivable written off								
Purva Good Earth Properties Private Limited	39.29	-	-	-	-	-	-	-
Development management fee								
Pune Projects LLP	3.09	1.91	-	-	-	-	-	-
Security and other expenses								
Handiman Services Limited	-	-	-	-	-	-	9.87	9.21
Rental expenses								
Sobha Puravankara Aviation Private Limited	15.35	6.34	-	-	-	-	-	-
Puravankara Investments	-	-	-	-	-	-	4.32	4.12
Professional fees								
Sankey Prasad	-	-	-	0.02	-	-	-	-

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III The transactions with related parties for the year are as follows

Nature of transaction	Associates / Joint venture		Key management personnel		Relatives of KMP		Other related parties	
	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
Remuneration -short term employee benefits (Employee benefits expense)								
Ravi Puravankara	-	-	-	3.01	-	-	-	-
Ashish R Puravankara	-	-	2.91	2.20	-	-	-	-
Nani R Choksey	-	-	2.75	2.35	-	-	-	-
Bindu Doraiswamy	-	-	0.30	0.22	-	-	-	-
Abhishek Kapoor	-	-	3.83	2.80	-	-	-	-
Amanda Puravankara	-	-	0.83	0.59	-	-	-	-
Rajkumar Pillai	-	-	-	1.29	-	-	-	-
K Satyanarayana	-	-	1.75	0.59	-	-	-	-
Earnest Veloor Joy Shabu	-	-	0.69	-	-	-	-	-
Professional charges (director's sitting fees and commission)								
Anup S Shah	-	-	0.20	0.24	-	-	-	-
Pradeep Guha	-	-	-	0.13	-	-	-	-
Shailaja Jha	-	-	0.18	0.18	-	-	-	-
K.G. Krishnamurthy	-	-	0.17	0.15	-	-	-	-
Porus Behram Irani	-	-	0.01	0.02	-	-	-	-
Sankey Prasad	-	-	-	0.03	-	-	-	-
Sanjeeb Chaudhuri	-	-	0.18	0.07	-	-	-	-

* As the future liability for gratuity and leave benefits is provided on an actuarial basis for the group as a whole, the amount pertaining to individual is not ascertainable and therefore not included above.

IV. Other information:

1. Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables other than those disclosed above. The Group has not recorded any provision/ write-off of receivables relating to amounts owed by related parties except as disclosed above. Also refer note 6, 7, 20 and 43 for other related party information.

2. In respect of the transactions with the related parties, the Gompany has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

3. The Group has given loans to related parties and has provided guarantees on behalf of related parties for loans taken by them from third parties. Such loans have been used by the related parties to fund their business operations.

4. Disclosure of the loans, advances, etc. to subsidiaries, associates and other entities in which the directors are interested:

Name of the entity	March 31, 2023		March 31, 2022	
	Closing Balance	Maximum amount due	Closing Balance	Maximum amount due
Pune Projects LLP	96.39	96.39	83.84	85.81
Purva Good Earth Properties Private Limited	7.28	8.23	8.23	8.23
Whitefield Ventures	0.46	0.46	0.02	0.02

5. As at March 31, 2023, with respect to the Company's borrowings, the director of the Company has given guarantees/ fund shortfall undertaking towards funding of underlying projects/ working capital. Also refer note 20.

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40 Defined benefit plan - Gratuity

A. The Group has gratuity as defined benefit retirement plan for its employees. The Group provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at March 31, 2023 and March 31, 2022 the plan assets were invested in insurer managed funds.
The following tables set out the funded status of gratuity plans and the amount recognized in Group's financial statements :

	March 31, 2023	March 31, 2022
1 The amounts recognized in the Balance Sheet are as follows:		
Present value of the obligation as at the end of the year	31.73	25.56
Fair value of plan assets as at the end of the year	(19.12)	(15.46)
Net liability recognized in the Balance Sheet	12.61	10.10
Non-current	11.78	9.52
Current	0.83	0.59
2 Changes in the present value of defined benefit obligation		
Defined benefit obligation as at beginning of the year	25.56	24.17
Service cost	3.72	3.45
Interest cost	1.82	1.61
Actuarial losses/(gains) arising from		
- change in demographic assumptions	-	-
- change in financial assumptions	1.47	(0.91)
- experience variance (i.e. Actual experiences assumptions)	1.35	(0.46)
Past service cost	-	-
Benefits paid	(2.19)	(2.30)
Defined benefit obligation as at the end of the year	31.73	25.56
3 Changes in the fair value of plan assets		
Fair value as at the beginning of the year	15.46	12.65
Return on plan assets	1.10	0.84
Actuarial (losses)/gains	(0.68)	(0.26)
Contributions	4.52	3.06
Benefits paid	(1.28)	(0.83)
Others	-	-
Fair value as at the end of the year	19.12	15.46
Assumptions used in the above valuations are as under:		
Discount rate	7.45%	0.07
Attrition rate	6.00%	0.06

4 Net gratuity and leave benefits cost for the year ended March 31, 2023 and March 31, 2022 comprises of following components.

	March 31, 2023	March 31, 2022
Service cost	3.72	3.45
Net interest cost on the net defined benefit liability	0.72	0.77
Defined benefit costs recognized in Statement of Profit and Loss	4.44	4.22

5 Other Comprehensive Income

	March 31, 2023	March 31, 2022
Change in demographic assumptions	-	-
Change in financial assumptions	1.47	(0.91)
Experience variance (i.e. Actual experience vs assumptions)	1.35	(0.46)
Return on plan assets, excluding amount recognized in net interest expense	0.68	0.26
Defined benefit costs recognized in other comprehensive income	3.50	(1.11)

6 Experience adjustments

	March 31, 2023	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019
Defined benefit obligation as at the end of the year	31.73	25.56	24.17	21.31	21.17
Plan assets	19.12	15.46	12.65	9.89	9.06
Net surplus/(deficit)	(12.61)	(10.10)	(11.52)	(11.42)	(12.11)
Experience adjustments on plan liabilities	(1.35)	0.46	(3.78)	3.42	(0.24)
Experience adjustments on plan assets	(0.68)	(0.26)	(0.01)	0.43	0.03

B Sensitivity Analysis

A quantitative sensitivity analysis for significant assumption for Gratuity plan is as shown below:

	March 31, 2023		March 31, 2022	
Assumptions	Discount Rate		Discount Rate	
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (Rs. Crores)	2.64	(2.35)	1.90	(1.98)
% change compared to base due to sensitivity	8.3%	(7.4%)	7.4%	(7.7%)
Assumptions	Further Salary Increase		Further Salary Increase	
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (Rs. Crores)	(2.38)	2.62	(2.02)	1.90
% change compared to base due to sensitivity	(7.5%)	8.3%	(7.9%)	7.4%
Assumptions	Attrition Rate		Attrition Rate	
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (Rs. Crores)	(0.04)	(0.08)	(0.45)	(0.03)
% change compared to base due to sensitivity	(0.1%)	(0.3%)	(1.8%)	(0.1%)

Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous year in the methods and assumptions used in preparing the sensitivity analysis.
There is no change in the method of valuation for the prior period.

C Effect of Plan on Entity's Future Cash Flows

	March 31, 2023	March 31, 2022
a. Expected contributions to the plan asset for the next annual reporting period	0.83	0.59

b. Maturity profile of the defined benefit obligation

	March 31, 2023	March 31, 2022
1 year	0.83	2.99
2 to 5 years	15.37	9.90
More than 5 years	50.71	37.27
Total expected payments	66.91	50.16

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41 Investments

A. The investments accounted for using the equity method is as follows:

a. Investment in joint ventures

Name of the joint venture	Country of incorporation and principal place of business	Principal activity	Proportion of beneficial interests held by the Group as at	
			March 31, 2023	March 31, 2022
Purva Good Earth Properties Private Limited	India, Bengaluru	Real estate development	25%	25%
Pune Projects LLP	India, Pune	Real estate development	32%	32%

b. Investment in associates

Name of the associates	Country of incorporation and principal place of business	Principal activity	Proportion of beneficial interests held by the Group as at	
			March 31, 2023	March 31, 2022
Keppel Puravankara Development Private Limited	India, Bengaluru	Real estate development	49.00%	49.00%
Bangalore Tower Private Limited (refer note 43)	India, Bengaluru	Real estate development	49.00%	49.00%
Sobha Puravankara Aviation Private Limited	India, Bengaluru	Aviation	49.95%	49.95%
Whitefield Ventures	India, Bengaluru	Real estate development	42.00%	42.00%

The investment in all the above associates and joint ventures is accounted for using the equity method in accordance with Ind AS 28, 'Investments in Associates and Joint Ventures'. The above associates and joint ventures are not listed companies, therefore there is no quoted market price for such investments made by the Group.

Disclosures relating to associates and joint ventures

1. Keppel Puravankara Development Private Limited

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	8.68	30.12
Current assets	27.36	95.16
Non-current liabilities	-	-
Current liabilities	19.83	119.66
Total Equity	16.21	5.62
Attributable to the Group (49%)	**7.94**	**2.76**

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	280.85	-
Profit/(loss) for the year	152.87	(5.15)
Total comprehensive income	152.87	(5.15)
Attributable to the Group (49%)	**74.91**	**(2.52)**

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	2.61	14.75

(iv) Summary of commitments and contingent liabilities

	March 31, 2023	March 31, 2022
Capital commitments	-	-
Contingent liabilities	34.18	33.71
	34.18	33.71
Attributable to the Group (49%)	**16.75**	**16.52**

2 Sobha Puravankara Aviation Private Limited

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	66.55	55.40
Current assets	4.64	2.91
Non-current liabilities	164.07	152.65
Current liabilities	4.81	4.19
Total Equity	(97.69)	(98.53)
Attributable to the Group (49.95%)	(48.80)	(49.02)

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	20.63	21.62
Profit/(loss) for the year	0.84	1.85
Total comprehensive income	0.84	1.85
Attributable to the Group (49.95%)	0.42	0.92

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41 Investments (continued)

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	(0.18)	0.10

(iv) Summary of commitments and contingent liabilities

	March 31, 2023	March 31, 2022
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (49.95%)	-	-

3 Purva Good Earth Properties Private Limited

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	12.27	31.80
Current assets	235.55	280.18
Non-current liabilities	189.50	390.46
Current liabilities	18.14	11.54
Total Equity	40.18	(90.03)
Attributable to the Group (25%)	**10.05**	**(22.51)**

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	-	-
Profit/(loss) for the year	130.20	(37.07)
Total comprehensive income	130.20	(37.07)
Attributable to the Group (25%)	**32.55**	**(9.27)**

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	4.07	0.00

(iv) Summary of commitments and contingent liabilities

	March 31, 2023	March 31, 2022
Capital commitments	-	-
Contingent liabilities	10.64	10.64
	10.64	10.64
Attributable to the Group (25%)	**2.66**	**2.66**

4 Pune Projects LLP

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	17.26	19.33
Current assets	508.69	433.63
Non-current liabilities	93.17	-
Current liabilities	456.89	472.89
Total Equity	(24.11)	(19.93)
Attributable to the Group (32%)	**(7.72)**	**(6.38)**

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	0.28	0.47
Profit/(loss) for the year	(4.17)	(3.55)
Total comprehensive income	(4.17)	(3.55)
Attributable to the Group (32%)	**(1.33)**	**(1.14)**

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	(5.40)	2.37

(iv) Summary of commitments and contingent liabilities

	March 31, 2023	March 31, 2022
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (32%)	-	-

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41 **Investments (continued)**

5 **Whitefield Ventures**

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	0.11	-
Current assets	11.38	10.26
Non-current liabilities	-	-
Current liabilities	0.05	-
Total Equity	11.44	10.26
Attributable to the Group (42%)	**4.80**	**4.31**

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	-	-
Profit/(loss) for the year	(0.01)	(0.00)
Total comprehensive income	(0.01)	(0.00)
Attributable to the Group (42%)	**(0.00)**	**(0.00)**

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	1.05	-

(iv) Summary of commitments and contingent liabilities

	March 31, 2023	March 31, 2022
Capital commitments	-	-
Contingent liabilities	-	-
	-	-
Attributable to the Group (42%)	-	-

6 **Bangalore Tower Private Limited (upto June 27, 2022)**

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	NA	0.81
Current assets	NA	616.67
Non-current liabilities	NA	346.59
Current liabilities	NA	97.14
Total Equity	NA	173.75
Attributable to the Group (49%)	NA	**85.14**

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	0.06	2.05
Profit/(loss) for the year	0.02	(3.88)
Total comprehensive income	0.02	(3.88)
Attributable to the Group (49%)	**0.01**	**(1.90)**

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	-	27.55

(iv) Summary of commitments and contingent liabilities

	March 31, 2023	March 31, 2022
Capital commitments	NA	-
Contingent liabilities	NA	-
	NA	-
Attributable to the Group (49%)	NA	-

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41 Investments (continued)

B Investments in subsidiaries
1. **Composition of the Group**
Set out below details of the subsidiaries held directly by the Group:

Name of the entity	Country of incorporation	Portion of ownership interests 31-Mar-23	31-Mar-22
Prudential Housing and Infrastructure Development Limited	India	100%	100%
Centurions Housing & Constructions Private Limited	India	100%	100%
Melmont Construction Private Limited	India	100%	100%
Purva Realities Private Limited	India	100%	100%
Grand Hills Developments Private Limited	India	100%	100%
Purva Ruby Properties Private Limited	India	100%	100%
Purva Sapphire Land Private Limited	India	100%	100%
Purva Star Properties Private Limited	India	100%	100%
Starworth Infrastructure & Construction Limited	India	100%	100%
Provident Housing Limited	India	100%	100%
T-Hills Private Limited	India	100%	100%
Purva Property Services Private Limited	India	100%	100%
Varishtha Property Developers Private Limited	India	100%	100%
Purvaland Private Limited	India	100%	100%
Purva Oak Private Limited	India	100%	100%
Provident Meryta Private Limited	India	100%	100%
Provident Cedar Private Limited	India	100%	100%
Welworth Lanka Holding Private Limited	Sri Lanka	100%	100%
Welworth Lanka Private Limited	Sri Lanka	100%	100%
IBID Home Private Limited	India	100%	100%
Devas Global Services LLP	India	100%	100%
D.V. Infrahomes Private Limited	India	60%	60%
Purva Woodworks Private Limited	India	100%	100%
Purvacom	India	100%	100%
Provident White oaks LLP*	India	49%	49%
Purva Asset Management Private Limited	India	100%	100%
Propmart Technologies Limited	India	86%	86%

* During the year White Oaks (partnership firm) is converted into Provident White oaks LLP.

1 **Financial information of the subsidiary that has non-controlling interest:**
1 **D.V. Infrahomes Private Limited (also refer note 37b)**
(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	0.34	-
Current assets	19.61	13.83
Non-current liabilities	-	-
Current liabilities	17.17	10.91
Total Equity	2.78	2.92
Attributable to:		
Equity Holders of the parent (60%)	1.67	1.72
Non-Controlling Interests (40%)	1.11	1.20
	2.78	2.92

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	-	0.01
Profit/(loss) for the year	(0.14)	0.00
Total comprehensive income	(0.14)	0.00
Attributable to:		
Equity Holders of the parent (60%)	(0.08)	0.00
Non-Controlling Interests (40%)	(0.06)	0.00
	-0.14	0.00

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	(0.13)	0.14

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41 Investments (continued)

2 Provident White oaks LLP

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	-	-
Current assets	37.11	30.18
Non-current liabilities	-	-
Current liabilities	7.25	0.09
Total Equity	29.86	30.09
Attributable to:		
Equity Holders of the parent (49%)	14.63	21.07
Non-Controlling Interests (51%)	15.23	9.02
	29.86	30.09

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	-	-
Profit/(loss) for the year	(0.23)	(0.00)
Total comprehensive income	(0.23)	(0.00)
Attributable to:		
Equity Holders of the parent (49%)	(0.11)	(0.00)
Non-Controlling Interests (51%)	(0.12)	(0.00)
	(0.23)	(0.00)

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	(0.02)	0.02

3 Propmart Technologies Limited

(i) Summary of assets and liabilities

	March 31, 2023	March 31, 2022
Non-current assets	0.27	0.04
Current assets	5.95	5.48
Non-current liabilities	-	0.24
Current liabilities	4.15	37.00
Total Equity	2.07	(31.72)
Attributable to:		
Equity Holders of the parent (86%)	1.78	(27.28)
Non-Controlling Interests (14%)	0.29	(4.44)
	2.07	(31.72)

(ii) Summary of profit and loss

	March 31, 2023	March 31, 2022
Revenue	3.97	3.18
Profit/(loss) for the year	(1.21)	(2.24)
Total comprehensive income	(1.21)	(2.24)
Attributable to:		
Equity Holders of the parent (86%)	(1.04)	(1.93)
Non-Controlling Interests (14%)	(0.17)	(0.31)
	(1.21)	(2.24)

(iii) Summary of cash flows

	March 31, 2023	March 31, 2022
Net cash inflow/(outflow) during the year	(0.06)	0.22

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42 Additional Information as required under Schedule III to the Companies Act, 2013
As at March 31, 2023:

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount
	Puravankara Limited	90.25%	1,799.10	171.74%	114.24	78.06%	(2.49)	176.46%	111.75
	Subsidiaries (held directly)								
	Indian subsidiaries								
1	Prudential Housing and Infrastructure Development Limited	(0.10%)	(1.95)	(0.66%)	(0.44)	0.00%	-	(0.69%)	(0.44)
2	Centurions Housing & Constructions Private Limited	0.42%	8.45	1.47%	0.98	0.00%	-	1.55%	0.98
3	Melmont Construction Private Limited	(0.39%)	(7.69)	(2.77%)	(1.84)	0.00%	-	(2.91%)	(1.84)
4	Purva Realities Private Limited	(0.51%)	(10.17)	(10.54%)	(7.01)	(0.31%)	0.01	(11.05%)	(7.00)
5	Grand Hills Developments Private Limited *	(0.00%)	(0.00)	0.04%	0.03	0.00%	-	0.04%	0.03
6	Purva Ruby Properties Private Limited	(0.05%)	(0.94)	(0.33%)	(0.22)	0.00%	-	(0.35%)	(0.22)
7	Purva Sapphire Land Private Limited	(0.01%)	(0.18)	(0.23%)	(0.15)	0.00%	-	(0.24%)	(0.15)
8	Purva Star Properties Private Limited	2.78%	55.40	1.92%	1.28	0.00%	-	2.02%	1.28
9	T-Hills Private Limited	(0.76%)	(15.21)	(12.48%)	(8.30)	0.00%	-	(13.11%)	(8.30)
10	Purva Property Services Private Limited	0.01%	0.10	(0.18%)	(0.12)	0.00%	-	(0.19%)	(0.12)
11	Varishtha Property Developers Private Limited	(0.01%)	(0.14)	(0.20%)	(0.13)	0.00%	-	(0.21%)	(0.13)
12	Starworth Infrastructure & Construction Limited	1.81%	36.02	12.21%	8.12	3.13%	(0.10)	12.66%	8.02
13	Provident Housing Limited	12.34%	245.89	12.30%	8.18	0.12%	(0.00)	12.91%	8.18
14	Purvaland Private Limited	(0.01%)	(0.11)	(0.17%)	(0.11)	0.00%	-	(0.17%)	(0.11)
15	Purva Oak Private Limited	(0.01%)	(0.13)	(0.20%)	(0.13)	0.00%	-	(0.21%)	(0.13)
16	Provident Meryta Private Limited	(0.01%)	(0.27)	(0.41%)	(0.27)	0.00%	-	(0.43%)	(0.27)
17	Provident Cedar Private Limited	(0.01%)	(0.23)	(0.35%)	(0.23)	0.00%	-	(0.36%)	(0.23)
18	IBID Homes Private Limited	0.33%	6.52	(1.13%)	(0.75)	0.00%	-	(1.18%)	(0.75)
19	Devas Global Services LLP	8.93%	177.94	0.09%	0.06	0.00%	-	0.09%	0.06
20	D.V. Infrahomes Private Limited	0.14%	2.78	(0.21%)	(0.14)	0.00%	-	(0.22%)	(0.14)
21	Purva Woodworks Private Limited	(0.02%)	(0.45)	(0.45%)	(0.30)	0.00%	-	(0.47%)	(0.30)
22	Purvacom *#$	0.01%	0.10	0.00%	-	0.00%	-	0.00%	-
23	Propmart Technologies Limited	0.10%	2.07	(1.82%)	(1.21)	0.00%	-	(1.91%)	(1.21)
24	Purva Asset Management Private Limited $	(0.04%)	(0.83)	(0.33%)	(0.22)	0.00%	-	(0.35%)	(0.22)
25	Provident White Oaks LLP$	1.50%	29.86	(0.35%)	(0.23)	0.00%	-	(0.36%)	(0.23)
	Foreign subsidiaries								
1	Welworth Lanka Holding Private Limited	0.47%	9.27	(0.02%)	(0.01)	0.00%	-	(0.02%)	(0.01)
2	Welworth Lanka Projects (Private) Limited	0.27%	5.35	(0.23%)	(0.15)	0.00%	-	(0.24%)	(0.15)
	Associates								
1	Keppel Puravankara Development Private Limited	0.40%	7.94	112.61%	74.91	0.00%	-	118.28%	74.91
2	Bangalore Tower Private Limited # (upto June 27, 2022)	NA	NA	0.00%	-	0.00%	-	0.00%	-
3	Sobha Puravankara Aviation Private Limited	(2.45%)	(48.80)	0.63%	0.42	0.00%	-	0.66%	0.42
4	Whitefield Ventures #$	0.24%	4.80	(0.01%)	(0.00)	0.00%	-	(0.01%)	(0.00)
	Joint ventures								
1	Purva Good Earth Properties Private Limited	0.50%	10.05	48.93%	32.55	0.00%	-	51.40%	32.55
2	Pune Projects LLP	(0.39%)	(7.72)	(2.01%)	(1.33)	0.00%	-	(2.11%)	(1.33)
	Adjustment arising out of consolidation	(16.06%)	(320.06)	(226.97%)	(150.98)	19.00%	(0.61)	(239.36%)	(151.59)
	Share of non-controlling interest in subsidiaries	0.33%	6.63	0.06%	0.04	0.00%	-	0.06%	0.04
	Grand total	100%	1,993.40	100%	66.52	100%	(3.19)	100%	63.33

* The net assets of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated net assets. Consequently the net assets as a percentage of consolidated net assets of the individual subsidiaries and associates presented above appears as 'zero'.

The share of profit/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated profit. Consequently share of profit (loss) as a percentage of consolidated profit of the individual subsidiaries and associates presented above appears as 'zero'.

$ The share of total comprehensive income/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated total comprehensive income. Consequently share of total comprehensive income (loss) as a percentage of consolidated total comprehensive income of the individual subsidiaries and associates presented above appears as 'zero'.

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42 Additional information as required under Schedule III to the Companies Act, 2013 (continued)

As at March 31, 2022:

Sl. no.	Name of the entity	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets/ (liabilities)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount	As % of consolidated profit/ (loss)	Amount
	Puravankara Limited	88.15%	1,805.93	112.54%	166.07	-24%	0.37	113.97%	166.44
	Subsidiaries (held directly)								
	Indian subsidiaries								
1	Prudential Housing and Infrastructure Development Limited	(0.07%)	(1.51)	(0.01%)	(0.02)	0.00%	-	(0.01%)	(0.02)
2	Centurions Housing & Constructions Private Limited	0.36%	7.47	(0.08%)	(0.12)	0.00%	-	(0.08%)	(0.12)
3	Melmont Construction Private Limited	(0.29%)	(5.86)	(1.24%)	(1.83)	0.00%	-	(1.25%)	(1.83)
4	Purva Realities Private Limited	(0.15%)	(3.16)	(2.08%)	(3.07)	0.00%	-	(2.10%)	(3.07)
5	Grand Hills Developments Private Limited #$	(0.00%)	(0.03)	0.00%	-	0.00%	-	0.00%	-
6	Purva Ruby Properties Private Limited	(0.04%)	(0.72)	0.03%	0.05	0.00%	-	0.03%	0.05
7	Purva Sapphire Land Private Limited #$	(0.00%)	(0.03)	0.00%	-	0.00%	-	0.00%	-
8	Purva Star Properties Private Limited	2.64%	54.12	2.19%	3.23	0.00%	-	2.21%	3.23
9	Nile Developers Private Limited (until November 10, 2021)	0.00%	-	0.00%	-	0.00%	-	0.00%	-
10	Vaigai Developers Private Limited (until November 09, 2021)	0.00%	-	0.00%	-	0.00%	-	0.00%	-
11	T-Hills Private Limited (formerly, Jaganmata Property Developers Private Limited) *	(0.34%)	(6.91)	(4.65%)	(6.86)	0.00%	-	(4.70%)	(6.86)
12	Purva Property Services Private Limited	0.01%	0.22	0.06%	0.09	0.00%	-	0.06%	0.09
13	Vagishwari Land Developers Private Limited (until June 10, 2021)	0.00%	-	0.00%	-	0.00%	-	0.00%	-
14	Varishtha Property Developers Private Limited #$	(0.00%)	(0.01)	0.00%	-	0.00%	-	0.00%	-
15	Starworth Infrastructure & Construction Limited	1.37%	28.00	3.33%	4.92	(19.08%)	0.29	3.57%	5.21
16	Provident Housing Limited	11.56%	236.87	4.54%	6.70	(24.34%)	0.37	4.84%	7.07
17	Purvaland Private Limited *#$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
18	Purva Oak Private Limited *#$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
19	Provident Meryta Private Limited *#$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
20	Provident Cedar Private Limited *#$	0.00%	-	0.00%	-	0.00%	-	0.00%	-
21	IBID Homes Private Limited	(0.23%)	(4.73)	(0.99%)	(1.46)	0.00%	-	(1.00%)	(1.46)
22	Devas Global Services LLP *#$	0.00%	0.02	0.00%	-	0.00%	-	0.00%	-
23	D.V. Infrahomes Private Limited #	0.14%	2.92	(0.01%)	(0.01)	0.00%	-	(0.01%)	(0.01)
24	Purva Woodworks Private Limited #	(0.01%)	(0.15)	(0.08%)	(0.12)	0.00%	-	(0.08%)	(0.12)
25	Purvacom *#$	0.00%	0.10	0.00%	-	0.00%	-	0.00%	-
26	Propmart Technologies Limited $	(1.55%)	(31.72)	(1.52%)	(2.24)	0.00%	-	(1.53%)	(2.24)
27	Purva Asset Management Private Limited (formerly, MAP Capital Advisors Private Limited) $	(0.03%)	(0.61)	(0.26%)	(0.38)	0.00%	-	(0.26%)	(0.38)
28	White Oaks #$	1.47%	30.09	0.00%	-	0.00%	-	0.00%	-
	Foreign subsidiaries								
1	Welworth Lanka Holding Private Limited #	0.81%	16.56	(0.01%)	(0.01)	0.00%	-	(0.01%)	(0.01)
2	Welworth Lanka Projects (Private) Limited #	0.47%	9.66	(0.04%)	(0.06)	0.00%	-	(0.04%)	(0.06)
	Associates		-		-		-		
1	Keppel Puravankara Development Private Limited #	0.13%	2.76	1.71%	2.52	0.00%	-	1.73%	2.52
2	Bangalore Tower Private Limited #	4.16%	85.14	(1.29%)	(1.90)	0.00%	-	(1.30%)	(1.90)
3	Sobha Puravankara Aviation Private Limited #	(4.81%)	(98.62)	1.19%	1.76	0.00%	-	1.21%	1.76
4	Whitefield Ventures #	0.21%	4.31	0.00%	-	0.00%	-	0.00%	-
	Joint ventures		-		-		-		
1	Purva Good Earth Properties Private Limited #	(1.10%)	(22.51)	(6.28%)	(9.27)	0.00%	-	(6.35%)	(9.27)
2	Pune Projects LLP #	(0.31%)	(6.38)	(0.77%)	(1.14)	0.00%	-	(0.78%)	(1.14)
	Adjustment arising out of consolidation	(2.89%)	(59.16)	(6.30%)	(9.29)	167.76%	(2.55)	(8.11%)	(11.84)
	Share of non-controlling interest in subsidiaries	0.32%	6.59	0.00%	-	0.00%	-	0.00%	-
	Grand total	100%	2,048.65	100%	147.56	100%	(1.52)	100%	146.04

* The net assets of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated net assets. Consequently the net assets as a percentage of consolidated net assets of the individual subsidiaries and associates presented above appears as 'zero'.

\# The share of profit/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated profit. Consequently share of profit (loss) as a percentage of consolidated profit of the individual subsidiaries and associates presented above appears as 'zero'.

$ The share of total comprehensive income/(loss) of the aforesaid subsidiaries and associates cumulatively represents 0.01% as a percentage of consolidated total comprehensive income. Consequently share of total comprehensive income (loss) as a percentage of consolidated total comprehensive income of the individual subsidiaries and associates presented above appears as 'zero'.

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43 Non-current assets held for sale

During the year ended March 31, 2022, the Group had entered into definitive agreements for demerger of a project asset of an associate company into a wholly owned subsidiary Bangalore Tower Private Limited (BTPL) of such associate company where the Group will also be allotted shares. Upon allotment, the Group agreed to sell its shareholding in BTPL for an agreed consideration, which is higher than the carrying value of the investment in BTPL. Consequent to approval of aforesaid demerger, the Group had classified the carrying value of such investment in BTPL amounting to Rs. 55.56 crores (gross of accumulated share of profit of Rs.39.65 crores) from 'Investment' to 'Non-current Assets held for sale' in the balance sheet. Considering the above arrangement was subject to compliance with certain conditions by the parties to the arrangement, the proposed sale of investment in BTPL was not recognised as at March 31, 2022.

During the year ended March 31, 2023 such conditions have been complied with and the Group has transferred the shares of Bangalore Tower Private Limited for consideration of Rs.112.27 crores. The resultant gain of Rs. 56.70 crores was accounted during year ended March 31, 2023 under other income.

44 Other Statutory Information

(i) There are no proceedings initiated or are pending against the Group for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) The Group has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act,1956

Name of the struck off Company	Nature of transactions with struck off company	Balance as at March 31, 2023	Balance as at March 31, 2022	Relationship with the Struck off company
Artigra Technologies Private Limited	Trade payable*	0.00	0.00	Vendor
Artspec India Private Limited	Trade payable	0.07	0.06	Vendor
Homemitra India Private Limited	Trade payable*	0.00	0.01	Vendor
Mfinite Marketing Solutions Private Limited	Trade payable*	-	(0.00)	Vendor
Quotient Four Technologies Private Limited	Trade payable*	-	(0.00)	Vendor
Stamp Concrete World Private Limited	Trade payable*	-	0.00	Vendor
Zippy Facility Management & Services Private Limited	Trade payable	0.01	0.01	Vendor
Vishal Kiran Infrastructures And Projects India Private Limited	Trade payable*	0.00	0.00	Vendor
Bliss Chocolates Private Limited	Trade payable*	0.00	-	Vendor
Konnect6 Infrasol Private Limited	Trade payable	0.01	-	Vendor
Craft Financial Advisors Private Limited	Trade payable	0.01	-	Vendor
Eagle Industries Limited	Trade payable	0.11	-	Vendor
M R Associates Private Limited	Trade payable*	0.00	-	Vendor
M K Electricals Private Limited	Trade payable	0.47	-	Vendor
V R Associates Private Limited	Trade payable*	0.00	-	Vendor
Keshav Enterprises Private Limited	Trade payable	0.02	-	Vendor
Maps Infraventures (India) Private Limited	Trade payable	0.02	-	Vendor

* Amount less than Rs.50,000

(iii) The Group has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.

(iv) 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 Group 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 except the following:

a. Details of fund invested in intermediary by the Company

Name of intermediary	Nature of transaction (Advanced/loaned/ Invested)	Date of Transaction	Rs.in crores	PAN of intermediary	Relationship with the Company
Welworth Lanka Holding Private Limited	Investment	1-Jul-22	0.07	NA	Subsidiary

b. Details of fund further invested by intermediaries listed in (a) above to ultimate beneficiaries

Name of intermediary	Nature of transaction (Advanced/loaned/ Invested)	Date of Transaction	Rs.in crores	PAN of ultimate beneficiaries	Relationship with the Company
Welworth Lanka Private Limited	Investment	1-Jul-22	0.07	NA	Step-down Subsidiary

(v) No funds have been received by the Group 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.

(vi) The Group has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(vii) The Group has not been declared wilful defaulter by any bank or financial institution or government or any government authority or any other lender.

45 Segmental information

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

46 Unhedged foreign currency exposure	March 31, 2023	March 31, 2022
	Nil	Nil

S.R. Batliboi & Associates LLP Bengaluru

PURAVANKARA LIMITED BANGALORE 560 042

Puravankara Limited
CIN L45200KA1986PLC051571
Notes to Consolidated Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rs. Crore, unless otherwise stated)

47 Capital Management

The Group'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 Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group 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, 2023	March 31, 2022
Non-current borrowings	466.38	571.95
Current borrowings	2,460.54	2,039.08
Less: Cash and cash equivalents	(344.99)	(275.11)
Less : Bank balances other than cash and cash equivalents	(12.36)	(25.07)
Net debt	2,569.57	2,310.85
Total equity	1,993.40	2,048.65
Gearing ratio	1.29	1.13

In order to achieve the objective of maximize shareholders value, the Groups' 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 years.

48 Standards issued but not yet effective

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

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

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

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

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

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

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

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

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

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

The amendments to Ind AS 12 are applicable for annual periods beginning on or after 1 April 2023.

The Group is currently assessing the impact of the amendments.

As per our report of even date

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

per Sudhir Kumar Jain
Partner
Membership no.: 213157

Bengaluru
May 26, 2023

For and on behalf of the Board of Directors of Puravankara Limited

Ashish R Puravankara
Managing Director
DIN 00504524

Nani R Choksey
Vice Chairman & Whole-time Director
DIN 00504555

Abhishek Nirankar Kapoor
Director and
Chief Financial Officer
DIN 03456820

Sudip Chatterjee
Company Secretary

Bengaluru
May 26, 2023

S.R. Batliboi & Associates LLP Bengaluru

PURAVANKARA LIMITED BANGALORE 560 042