

Independent Auditor's Report

To the Members of Shrivision Homes Private Limited

Report on the Audit of the Financial Statements

Opinion

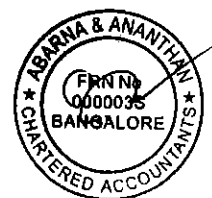
1. We have audited the accompanying financial statements of Shrivision Homes Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement, the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2021, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in terms of the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') and the relevant 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 opinion.

Emphasis of Matter

4. We draw attention to Note 29 to the accompanying financial statements, which describes the uncertainties due to the outbreak of 'COVID-19' pandemic and the management's evaluation of its impact on the accompanying financial statements and operations of the Company as at the balance sheet date, the extent of which is significantly dependent on future developments as they evolve. Our opinion is not modified in respect of this matter.



Information other than the Financial Statements and Auditor's Report thereon

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

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

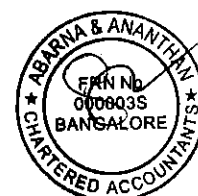
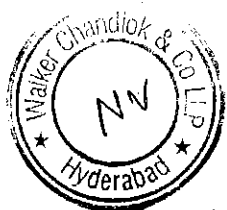
In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially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

Responsibilities of Management for the Financial Statements

6. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
7. In preparing the financial statements, Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

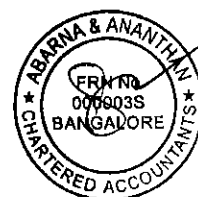
8. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
9. As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;



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

Report on Other Legal and Regulatory Requirements

11. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable.
12. As required by the Companies (Auditor's Report) Order, 2016 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure I a statement on the matters specified in paragraphs 3 and 4 of the Order.
13. Further to our comments in Annexure I, as required by section 143(3) of the Act, based on our audit, we report, to the extent applicable, that:
- a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying financial statements;
 - b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those;
 - c) the financial statements dealt with by this report are in agreement with the books of account;
 - d) in our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;
 - e) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of section 164(2) of the Act;



- f) we have also audited the internal financial controls with reference to financial statements of the Company as on 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date and our report dated 08 September 2021 as per Annexure II expressed unmodified opinion; and
- g) 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:
- the Company, as detailed in Note 28 to the financial statements, has disclosed the impact of pending litigation on its financial position as at 31 March 2021;
 - the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021; and
 - there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Nikhil Vaid

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 21213356AAAAEP4965



Hyderabad
08 September 2021

For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 00003S

Ananthan

Ananthan
Partner
Membership No.: 026379
UDIN: 21026379AAAA BM6367



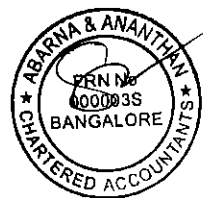
Bengaluru
08 September 2021

Annexure I to the Independent Auditor's Report of even date to the members of Shrivision Homes Private Limited, on the financial statements for the year ended 31 March 2021

Annexure I

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
- (b) The property, plant and equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The Company does not hold any immovable property (in the nature of 'property, plant and equipment'). Accordingly, the provisions of clause 3(i) (c) of the Order are not applicable.
- (ii) The company is primarily engaged in real estate development and related services and holds inventory in the form of land, property under development and constructed properties. Thus, paragraph 3(ii) of the Order is not applicable.
- (iii) The Company has granted unsecured loans to companies covered in the register maintained under Section 189 of the Act; and with respect to the same;
 - (a) in our opinion the terms and conditions of grant of such loans are not, prima facie, prejudicial to the company's interest;
 - (b) the schedule of repayment of the principal and the payment of the interest has not been stipulated and hence we are unable to comment as to whether repayments/receipts of the principal amount and the interest are regular; and
 - (c) in the absence of stipulated schedule of repayment of principal and payment of interest, we are unable to comment as to whether there is any amount which is overdue for more than 90 days and whether reasonable steps have been taken by the Company for recovery of the principal amount and interest.
- (iv) In our opinion, the Company has complied with the provisions of Section 185 and Section 186 of the Act, to the extent applicable, in respect of loans. Further, in our opinion, the Company has not entered into any transactions under Section 186 in respect investments, guarantee and security.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under sub-section (1) of Section 148 of the Act in respect of Company's products/services and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.



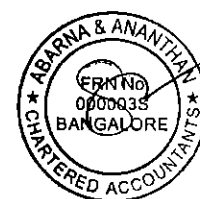
Annexure I to the Independent Auditor's Report of even date to the members of Shrivision Homes Private Limited, on the financial statements for the year ended 31 March 2021

- (vii)(a) The Company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and services tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) The dues outstanding in respect of income-tax, goods and services tax, sales-tax, service-tax, duty of customs, duty of excise and value added tax on account of any dispute, are as follows:

Statement of Disputed Dues

Name of the statute	Nature of dues	Amount (₹ millions)	Amount paid under Protest (₹ millions)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	TDS and Interest on TDS u/s 201 & 201(1A)	0.26	-	FY 2015-16	CIT (Appeals)
Income Tax Act, 1961	TDS and Interest on TDS u/s 201 & 201(1A)	1.24	-	FY 2016-17	CIT (Appeals)
Income Tax Act, 1961	TDS and Interest on TDS u/s 201 & 201(1A)	1.01	-	FY 2017-18	CIT (Appeals)

- (viii) The Company has not defaulted in repayment of loans or borrowings to any financial institution or a bank or government or any dues to debenture-holders during the year.
- (ix) In our opinion, the Company has applied moneys raised by way of the term loans for the purpose for which they were obtained. The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments).
- (x) No fraud by the Company or on the company by its officers or employees has been noticed or reported during the period covered by our audit.
- (xi) Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, provisions of clause 3(xi) of the Order are not applicable.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements, as required by the applicable Ind AS. Further, in our opinion, the company is not required to constitute audit committee under Section 177 of the Act.
- (xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.
- (xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.



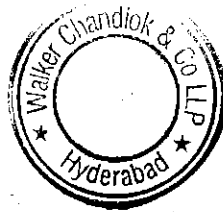
Annexure I to the Independent Auditor's Report of even date to the members of Shrivision Homes Private Limited, on the financial statements for the year ended 31 March 2021

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For Walker Chandiook & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Nikhil Vaid
Nikhil Vaid

Partner
Membership No.: 213356
UDIN: 21213356AAAAEP4965



Hyderabad
08 September 2021

For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 00003S

S Ananthan
S Ananthan

Partner
Membership No.: 026379
UDIN: 21026379 AAAABM6367



Bengaluru
08 September 2021

Annexure II to the Independent Auditor's Report of even date to the members of Shrivision Homes Private Limited on the Financial Statements for the year ended 31 March 2021

Annexure II

Independent Auditor's Report on the internal financial controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of Shrivision Homes Private Limited ('the Company') as at and for the year ended 31 March 2021, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management for Internal Financial Controls

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

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the 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 financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, 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.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.



Meaning of Internal Financial Controls with Reference to Financial Statements

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

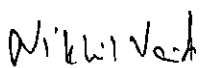
Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2021, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.


For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

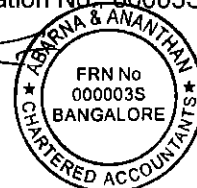

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 21213356AAAAEP4965

Hyderabad
08 September 2021



For **Abarna & Ananthan**
Chartered Accountants
Firm's Registration No.: 000003S


S Ananthan
Partner
Membership No.: 026379
UDIN: 21026379 AAAABM6367



Bengaluru
08 September 2021

Balance Sheet as at 31 March 2021

(All amounts in ₹ millions, unless otherwise specified)

	Note	As at 31 March 2021	As at 31 March 2020
I. ASSETS			
Non-current assets			
(a) Property, plant and equipment	2	0.11	0.19
(b) Investment Property	3	0.57	0.57
(c) Deferred tax assets (net)	4	78.17	95.77
(d) Non-current tax assets (net)	5	1.47	4.05
Total non-current assets		80.32	100.58
Current assets			
(a) Inventories	6	1,008.52	1,325.74
(b) Financial assets			
(i) Investments	7	13.88	-
(ii) Trade receivables	8	40.94	166.28
(iii) Cash and cash equivalents	9	9.39	44.18
(iv) Loans	10	225.04	437.07
(c) Other current assets	11	113.23	108.91
Total current assets		1,411.00	2,082.18
Total assets		1,491.32	2,182.76
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	12	2.50	2.50
(b) Other equity	13	(451.91)	(539.15)
Total equity		(449.41)	(536.65)
Liabilities			
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	14	836.36	1,282.44
(ii) Trade payables	15		
- Total outstanding dues of micro enterprises and small enterprises		18.25	22.21
- total outstanding dues of creditors other than micro enterprises and small enterprises		65.51	56.56
(iii) Other financial liabilities	16	28.43	23.88
(b) Other current liabilities	17	907.46	1,259.27
(c) Current tax liabilities (net)		84.72	75.05
Total current liabilities		1,940.73	2,719.41
Total equity and liabilities		1,491.32	2,182.76

Summary of significant accounting policies and other explanatory information 1.2 - 35
 The accompanying notes referred to above are form an integral part of the financial statements

As per report of even date

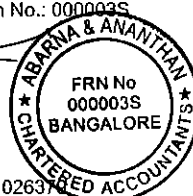
For Walker Chandio & Co LLP
 Chartered Accountants
 Firm's Registration No.: 001076N/N500013

Nikhil Vald
 Nikhil Vald
 Partner
 Membership No : 213356
 Hyderabad
 08 September 2021



For Abarna & Ananthan
 Chartered Accountants
 Firm's Registration No.: 000003S

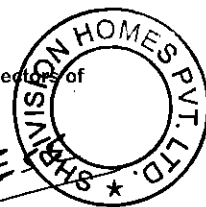
S Ananthan
 S Ananthan
 Partner
 Membership No. : 02637
 Bengaluru
 08 September 2021



For and on behalf of the Board of Directors of Shrivation Homes Private Limited

Krishna Veeraraghavan
 Krishna Veeraraghavan
 Director
 DIN: 06620405
 Bengaluru
 08 September 2021

Gopalakrishnan J
 Gopalakrishnan J
 Director
 DIN: 02354467
 Bengaluru
 08 September 2021



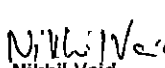
Shrivision Homes Private Limited
Statement of Profit and Loss for the year ended 31 March 2021
(All amounts in ₹ millions, unless otherwise specified)

	Note	Year ended 31 March 2021	Year ended 31 March 2020
Revenue			
Revenue from operations	18	620.40	2,582.17
Other income	19	140.29	273.46
Total income		760.69	2,855.63
Expenses			
Material and construction cost		92.21	191.51
Changes in inventories	20	317.22	1,514.00
Finance costs	21	95.94	162.13
Depreciation expense	2	0.09	0.13
Other expenses	22	139.47	65.28
Total expenses		644.93	1,933.05
Profit before tax		115.76	922.58
Tax expense charge/(credit)	23		
Current tax		10.92	62.23
Deferred tax		17.60	(95.77)
Total tax expense/(credit)		28.52	(33.54)
Profit after tax		87.24	956.12
Other comprehensive income		-	-
Total comprehensive income for the year		87.24	956.12
Earnings per equity share	24		
Basic and diluted		348.95	3,824.48

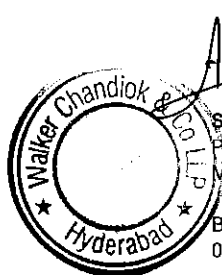
Summary of significant accounting policies and other explanatory information 1.2 - 35
The accompanying notes referred to above are form an integral part of the financial statements

As per report of even date


For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013


Nikhil Vaid
Partner
Membership No : 213356

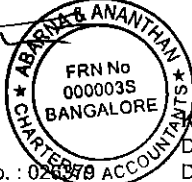
Hyderabad
08 September 2021




For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 000003S


S Ananthan
Partner
Membership No. : 026978

Bengaluru
08 September 2021



For and on behalf of the Board of Directors of
Shrivision Homes Private Limited


Krishna Veeraraghavan
Director
DIN: 06620405

Bengaluru
08 September 2021




Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
08 September 2021

Shrivation Homes Private Limited
Cash Flow Statement for the year ended 31 March 2021
(All amounts in ₹ millions, unless otherwise specified)

A. Cash flow from operating activities

	Year ended 31 March 2021	Year ended 31 March 2020
Profit before tax	115.76	922.58
Adjustments to reconcile profit after tax to net cash flows		
Depreciation expense	0.09	0.13
Finance expense	95.94	162.13
Profit on sale of mutual fund	-	(25.63)
Interest on income tax refund	(0.26)	(0.45)
Interest on fixed deposit	(0.22)	-
Interest income from related parties	(80.34)	(10.45)
Fair value loss/(gain) on financial instruments at FVTPL	25.59	(236.24)
Operating profit before working capital changes	156.56	812.07
Working capital adjustments:		
Decrease in trade receivables	125.34	305.64
Decrease in inventories	317.22	1,514.00
(Increase) in loans and advances and other assets	(5.71)	(29.57)
(Decrease) in trade payables, other financial liabilities and other current liabilities	(342.98)	(1,824.06)
Cash received from operations	250.43	778.08
Income tax refund/(paid), net	2.98	(12.95)
Net cash flows generated from operating activities	253.41	765.13

B. Cash flows from investing activities

Purchase of mutual funds	(13.80)	(1,032.15)
Sale of mutual funds	-	1,032.15
Profit on sale of mutual funds	-	25.63
Interest on fixed deposit	0.22	-
Loan given to related party recovered, net of loan given	292.37	(420.25)
Net cash flows generated from/(used in) investing activities	278.79	(394.62)

C. Cash flows from financing activities

Proceeds from term loans	590.00	-
Repayment of term loans	(668.47)	(824.25)
Loan repaid to related party, net of loan taken	-	(11.52)
Repayment to debenture holders	(388.76)	(1.73)
Finance charges paid	(99.76)	(157.50)
Net cash (used in) financing activities	(566.99)	(995.00)

Net decrease in cash and cash equivalents (A + B + C)

Cash and cash equivalents at the beginning of the year

Cash and cash equivalents at the end of the year (refer note 9)

	(34.79)	(624.49)
	44.18	668.67
	9.39	44.18

Changes in financial liabilities arising from cash and non-cash changes

Particulars	01 April 2020	Cash flows	Non cash changes			31 March 2021
			Amortisation of loan processing fee	Other adjustments (*)	Fair value changes	
Term loan from financial institution	668.04	(40.84)	(1.87)	(40.28)	-	585.05
Optionally convertible debentures	614.40	(388.76)	-	-	25.67	251.31
Total	1,282.44	(429.60)	(1.87)	(40.28)	25.67	836.36

Particulars	01 April 2019	Cash Flows	Non cash changes			31 March 2020
			Amortisation of loan processing fee	Other adjustments	Fair value changes	
Term loan from financial institution	1,493.69	(824.25)	5.03	(6.43)	-	668.04
Optionally convertible debentures	846.00	(1.73)	-	6.37	(236.24)	614.40
Loan from related party	11.52	(11.52)	-	-	-	-
Total	2,351.21	(837.50)	5.03	(0.06)	(236.24)	1,282.44

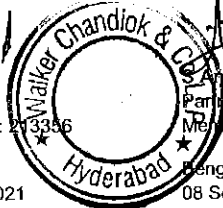
(*) Other adjustment includes ₹ 37.63 million which represents restructuring of interest component of the borrowings into principal component on availing of moratorium benefit from the lenders on account Covid 19 pandemic for the installments fallen due during the period of March 2020 to August 2020.

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

As per report of even date

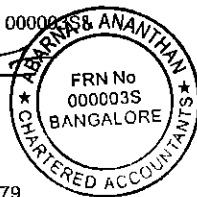
For Walker Chandio & Co LLP
Chartered Accountants
Firm's Registration No.:
001076N/N500013

Nikhil Vaid
Partner
Membership No.: 293356
Hyderabad
08 September 2021



For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 000003S

Abarna & Ananthan
Partner
Membership No.: 026379
Bengaluru
08 September 2021



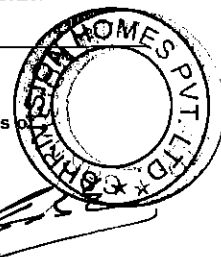
For and on behalf of the Board of Directors of Shrivation Homes Private Limited

Krishna Veeraraghavan
Director
DIN: 06620405

Bengaluru
08 September 2021

Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
08 September 2021



Shrivision Homes Private Limited
Statement of Changes in Equity for the year ended 31 March 2021
 (All amounts in ₹ millions, unless otherwise specified)

A. Equity share capital

Particulars	Amount
Balance as at 01 April 2019	2.50
Changes in equity share capital during the year	-
Balance as at 31 March 2020	2.50
Changes in equity share capital during the year	-
Balance as at 31 March 2021	2.50

B. Other equity

Particulars	Reserves and Surplus	
	Retained Earnings	Total
Balance as at 01 April 2019	(1,495.27)	(1,495.27)
Profit for the year	956.12	956.12
Balance as at 31 March 2020	(539.15)	(539.15)
Profit for the year	87.24	87.24
Balance as at 31 March 2021	(451.91)	(451.91)

As per report of even date

For Walker Chandio & Co LLP
 Chartered Accountants
 Firm's Registration No.: 001076N/N500013

Nikhil Vaid
 Nikhil Vaid
 Partner
 Membership No : 21335

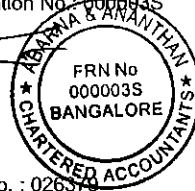
Hyderabad
 08 September 2021



For Abarna & Ananthan
 Chartered Accountants
 Firm's Registration No.: 000093S

S Ananthan
 S Ananthan
 Partner
 Membership No. : 026379

Bengaluru
 08 September 2021



For and on behalf of the Board of Directors of Shrivision Homes Private Limited

Krishna Veeraraghavan
 Krishna Veeraraghavan
 Director
 DIN: 06620405

Bengaluru
 08 September 2021

Gopalakrishnan J

Gopalakrishnan J
 Director
 DIN: 02354467

Bengaluru
 08 September 2021



Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information

1 Company overview and significant accounting policies

1.1 Company overview

Shrivision Homes Private Limited ('the Company'), was incorporated on 18 July 2008 under Companies Act, 1956. The registered office of the Company is located at Bengaluru, Karnataka, India. The Company is engaged in the business of construction, development and sale of residential properties, and other related activities. The Company is a wholly owned subsidiary of Shriram Properties Limited.

1.2 Significant accounting policies

a. Statement of compliance

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind-AS) as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 by Ministry of Corporate Affairs ('MCA'). The Company has uniformly applied the accounting policies during the periods presented.

The financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 08 September 2021.

b. Basis of preparation of financial statements

The financial statements have been prepared on going concern basis under the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

Going Concern

As at the year ended 31 March 2021, the Company has accumulated losses aggregated to ₹ 451.91 millions which is primarily due to losses recognised on fair valuation of optionally convertible debentures. This factor would normally indicate the existence of material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern. However the Company has been generating operating cash flows from their operation. Further, based on of the long-term business strategy and business plan, duly approved by the Board of Directors, the company will continue to generate positive cash flows going forward as well. Accordingly the financial statement are prepared on going concern

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes in to account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share based payment transactions that are within the scope of Ind AS 102, 'Share-based Payment', leasing transactions that are within the scope of Ind AS 116, 'Leases', and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 'Inventories', or value in use in Ind AS 36 'Impairment of assets'.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data rely as little as possible on entity specific estimates.

Level 3: Inputs for the assets or liabilities that are not based on the observable marked data (unobservable inputs)

c. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and disclosure of contingent liabilities at the end of the reporting period. Although these estimates are based upon 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 in future period. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Application of accounting policies that require significant accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 1.3.

d. Recent pronouncements

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

Balance Sheet:

- (i) Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- (ii) Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- (iii) Specified format for disclosure of shareholding of promoters.

(iv) Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.

(v) If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.

(vi) Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

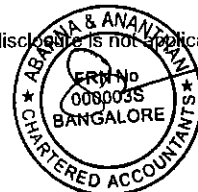
Statement of profit and loss:

- (i) Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of consolidated financial statements.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.

e. Standards issued but not yet effective

Since there were no standard issued but not effective as at the financial statements issue date, the disclosure is not applicable.



Shrivision Homes Private Limited

Summary of significant accounting policies and other explanatory information

f. Foreign currency transactions

Functional and presentation currency

The financial statements are presented in Indian Rupee ('₹') which is also the functional and presentation currency of the Company. All amounts have been rounded-off to the nearest millions, unless otherwise indicated.

(a) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

(b) Conversion

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

g. Current versus non-current classification

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

(i) An asset is classified as current when it is:

- Expected to be realized or intended to be sold or consumed in the normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

(ii) All other assets are classified as non-current.

(iii) A liability is classified as 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

(iv) All other liabilities are classified as non-current.

(v) Deferred tax assets and liabilities are classified as non-current assets and liabilities.

Based on the nature of service and the time between the acquisition of assets for development and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities which pertain to the project and for all other assets and liabilities the Company has considered twelve months.

h. Revenue recognition

The Company has applied the following accounting policy in the preparation of its financial statements:

Revenue from contracts with customers:

The Company recognises revenue from contracts with customers based on a five step model as set out in Ind AS 115:

Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

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

For performance obligations where none of the above conditions are met, revenue is recognised at the point in time at which the performance obligation is satisfied.

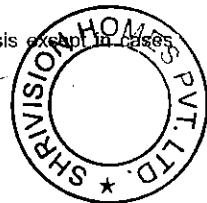
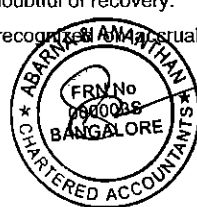
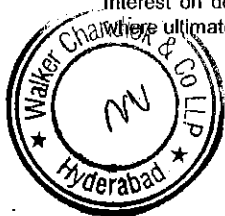
When the Company satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Where the amount of consideration received from a customer exceeds the amount of revenue recognised this gives rise to a contract liability.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the statement of profit and loss to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

Unbilled revenue is revenue recognized over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognized profits to date on projects under construction are disclosed under other current liabilities. Any billed amount that has not been collected is disclosed under trade receivables and is net of any provisions for amounts doubtful of recovery.

Interest on delayed receipts, cancellation/forfeiture income and transfer fees from customers are recognised on an accrual basis except in cases where ultimate collection is considered doubtful.



Shrivision Homes Private Limited

Summary of significant accounting policies and other explanatory information

h. Revenue recognition (continued)

Dividend income

Income from dividends are recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount of the dividend can be measured reliably.

Interest income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss. The expected cash flows are revisited on a yearly basis.

i. Inventories

Properties under development

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

Properties held for sale

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development.

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

j. Property, Plant and Equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met, any expected costs of decommissioning and any directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted while arriving at the purchase price.

Subsequent measurement

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit and loss as incurred.

Depreciation and useful lives

Depreciation/amortization on property, plant & equipment is provided on the straight-line method, based on the useful life of asset specified in Schedule II to the Companies Act, 2013. The Management estimates the useful lives of the assets as per the indicative useful life prescribed in Schedule II to the Companies Act, 2013. Residual values, useful lives and method of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

Office equipments - 5 years

Furniture and fixtures - 10 years

Computers - 3 years

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

De-recognition

An item of property, plant and equipment and any significant part initially recognized is derecognized 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 statement of profit and loss when the asset is derecognized.

k. Investment Properties

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

l. Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

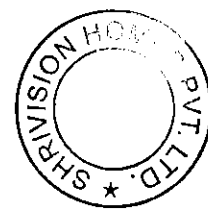
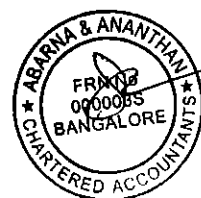
All other borrowing costs are recognized in the Statement of Profit and Loss in the period in which they are incurred.

The Company determines the amount of borrowing costs eligible for capitalisation as the actual borrowing costs incurred on that borrowing during the period less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset. In case if the Company borrows generally and uses the funds for obtaining a qualifying asset, borrowing costs eligible for capitalisation are determined by applying a capitalization rate to the expenditure incurred on that asset.

The Company suspends capitalisation of borrowing costs during extended periods in which it suspends active development of a qualifying asset.

m. Cash and cash equivalents

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to insignificant risk of changes in value.



Shrivation Homes Private Limited

Summary of significant accounting policies and other explanatory information

1.2 Significant accounting policies (continued)

n. Tax expense

Income taxes

Income tax expense represents the sum of the tax currently payable and deferred tax

Current tax

Current tax is the amount of tax payable based on the taxable profit for the period as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws in the countries where the Company operates and generates taxable income.

Current tax assets and current tax liabilities are offset only if there is legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Current and deferred tax for the year

Current and deferred tax are recognized in profit or 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 in equity.

o. Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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.

p. Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material, 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 recognised as a finance cost.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

q. Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash from operating, investing and financing activities of the Company are segregated.

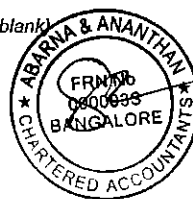
The loan from/to related party is in nature of current accounts. Accordingly, receipts and payments from/to related parties have been shown on a net basis in the cash flow statement.

r. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Company is engaged in the business of construction, development and sale of all or any part of housing project which is the only reportable segment. The Company operates primarily in India and there is no other significant geographical segment.



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Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information

1.2 Significant accounting policies (continued)

s. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

Debt Instruments

Debt instruments at amortized cost

A 'Debt instruments' is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows 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.

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 statement of profit and loss.

Debt Instruments at fair value through other comprehensive income (FVTOCI)

A debt instrument is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Fair value movements are recognized in other comprehensive income (OCI).

Debt instruments at Fair value through profit and loss (FVTPL)

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

Investment in mutual funds

Investment in mutual funds are measured at fair value through profit or loss (FVTPL).

De-recognition of financial assets

A financial asset is primarily de-recognized when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

t. Financial liabilities

Initial recognition

All financial liabilities are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. These liabilities are classified as amortized cost.

Subsequent measurement

These liabilities include borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortized cost using the effective interest method.

De-recognition of financial liabilities

A financial liability is de-recognized 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 de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

u. Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash from operating, investing and financing activities of the Company are segregated.

The loans from / to related parties are in nature of current accounts. Accordingly, receipts and payments from / to related parties have been shown on a net basis in the cash flow statement.

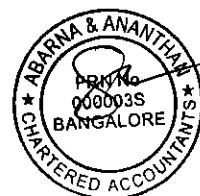
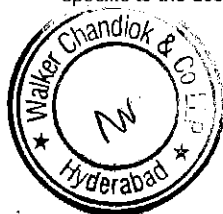
v. Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the twelve month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized is recognized as an impairment gain or loss in the statement of profit and loss.

w. Impairment of non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. 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 for which the estimates of future cash flows have not been adjusted.



Shrivision Homes Private Limited

Summary of significant accounting policies and other explanatory information

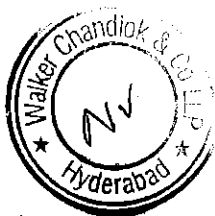
w. Impairment of non-financial assets (continued)

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

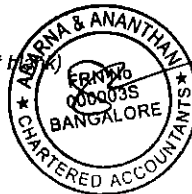
Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.3 Significant judgements and estimates in applying accounting policies

- a. Revenue from contracts with customers - The Company has applied judgements as detailed in note 1.2 (h) that significantly affect the determination of the amount and timing of revenue from contracts with customers
- b. Net realizable value of inventory - The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.
- c. Impairment of financial assets - At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.
- d. Useful lives of depreciable/amortizable assets - Management reviews its estimate of the useful lives of depreciable/amortizable assets at the end of each financial year, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software and other assets.
- e. Fair value measurements - Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.
- f. Contingent liabilities - At each balance sheet date basis the management estimate, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding guarantees and litigations. However, the actual future outcome may be different from this
- g. Recognition of deferred tax assets - Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.
- h. Evaluation of indicators for impairment of assets - The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.
- i. Provisions - At each balance sheet date based on the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However the actual future outcome may be different from this judgement.



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Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

2 Property, plant and equipment

Details of the Company's property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting period is as follows:

Particulars	Office equipments	Computers	Furniture and fixtures	Total
Gross carrying amount				
As at 1 April 2019	0.76	0.37	0.15	1.28
Additions	-	-	-	-
As at 31 March 2020	0.76	0.37	0.15	1.28
Additions	-	-	-	-
As at 31 March 2021	0.76	0.37	0.15	1.28
Accumulated depreciation				
Upto 1 April 2019	0.71	0.22	0.03	0.96
Charge for the year	0.04	0.08	0.01	0.13
Upto 31 March 2020	0.75	0.30	0.04	1.09
Charge for the year	0.02	0.05	0.02	0.09
Upto 31 March 2021	0.77	0.35	0.06	1.18
Net block				
As at 31 March 2020	0.01	0.07	0.11	0.19
As at 31 March 2021	-	0.02	0.09	0.11

a. Contractual obligations

There are no contractual commitments pending for the acquisition of property, plant and equipment as at balance sheet date.

b. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended 31 March 2021 and 31 March 2020.

c. Property, plant and equipment pledged as security

There is no Property, plant and equipment pledged as security.

3 Investment property

Particulars	Land	Total
Gross carrying amount		
As at 1 April 2019	0.57	0.57
Additions	-	-
As at 31 March 2020	0.57	0.57
Additions	-	-
As at 31 March 2021	0.57	0.57
Accumulated depreciation		
Upto 1 April 2019	-	-
Charge for the year	-	-
Upto 31 March 2020	-	-
Charge for the year	-	-
Upto 31 March 2021	-	-
Net block		
As at 31 March 2020	0.57	0.57
Upto 31 March 2021	0.57	0.57

Information regarding the income and expenditure of investment property

Particulars	31 March 2021	31 March 2020
Rental income derived from investment property	-	-
Direct operating expenses (including repairs and maintenance) generating rental income	-	-
Profit arriving from investment property before depreciation and indirect expenses	-	-
Less: Depreciation	-	-
Profit arriving from investment property before indirect expenses	-	-

a. Contractual obligations

There are no contractual commitments pending for the acquisition of investment property as at balance sheet date.

b. Capitalized borrowing cost

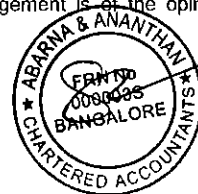
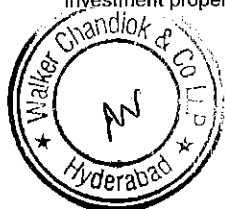
There are no borrowing costs capitalized during the year ended 31 March 2021 and 31 March 2020.

c. Investment property pledged as security

There are no investment property pledged as security.

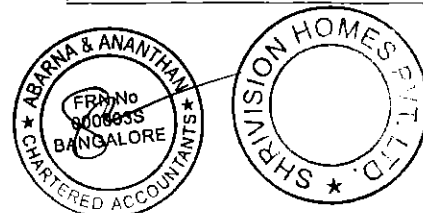
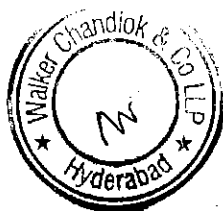
d. Fair value of investment property

The investment property is carried at its original cost, in the books of accounts. Management is of the opinion that the book value of the investment property represents its fair value as at 31 March 2021 and 31 March 2020



Shrivation Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

4 Deferred taxes (net)	31 March 2021	31 March 2020
Deferred tax asset arising on account of		
Change in measurement of revenue from real estate development (net of cost) as per Ind AS 115	46.76	40.75
Timing difference on liability carried at fair value	31.41	-
Carry forward business losses	-	55.02
Deferred tax asset, net	78.17	95.77
5 Non-current tax assets, net	31 March 2021	31 March 2020
Advance income tax, net of provision for tax	-	3.97
Deposits with regulatory authorities (under protest)	1.47	0.08
	1.47	4.05
6 Inventories	31 March 2021	31 March 2020
Properties under development(*)	995.96	1,325.74
Properties held for sale	12.56	-
	1,008.52	1,325.74
(*) Details of assets pledged are given under note no 30		
7 Investments	31 March 2021	31 March 2020
Current		
Investments carried at fair value through profit or loss (FVTPL)		
Mutual Fund		
51,265.12 (31 March 2020: NIL) units in Aditya Birla Sunlife floating Rate Fund Growth (*)	13.88	-
	13.88	-
Aggregate amount of quoted investments and market value thereof	13.88	-
Aggregate amount of unquoted investments	-	-
Aggregate amount of impairment in value of investments	-	-
(*) Details of assets pledged are given under note no 30		
8 Trade receivables(*)	31 March 2021	31 March 2020
Current		
Trade receivables	40.94	166.28
	40.94	166.28
Breakup of security details		
Trade receivables considered good - Secured	37.84	161.09
Trade receivables considered good - Unsecured	3.10	5.19
Receivables which have significant increase in credit risk	-	-
Credit impaired	-	-
	40.94	166.28
(*) Details of assets pledged are given under note no 30		
9 Cash and cash equivalents(*)	31 March 2021	31 March 2020
Cash on hand	1.05	0.06
Balances with banks		
In current accounts	7.86	44.12
In escrow accounts	0.48	-
	9.39	44.18
(*) Details of assets pledged are given under note no 30		
Note:		
10 Other financials assets	31 March 2021	31 March 2020
Current		
Loan given to related party (refer note 33)	225.04	437.07
	225.04	437.07
11 Other assets	31 March 2021	31 March 2020
Current		
Advances for purchase of goods and availing of services	63.75	51.26
Duties and taxes recoverable	32.08	42.94
Prepaid expenses	14.55	14.68
Other advances	2.85	0.03
	113.23	108.91



Shrivation Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

12 Equity share capital

	31 March 2021		31 March 2020	
	Number	Amount	Number	Amount
i Authorized shares				
Equity shares of ₹ 10 each	1,100,000	11.00	1,100,000	11.00
	1,100,000	11.00	1,100,000	11.00
ii Issued, subscribed and fully paid-up shares				
Equity shares of ₹ 10 each	250,000	2.50	250,000	2.50
	250,000	2.50	250,000	2.50

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

	31 March 2021		31 March 2020	
	Number	Amount	Number	Amount
Equity shares				
Balance at the beginning of the year	250,000	2.50	250,000	2.50
Issued during the year	-	-	-	-
Balance at the end of the year	250,000	2.50	250,000	2.50

b. Terms/rights attached to equity shares

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.

The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting.

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

Equity shares	31 March 2021		31 March 2020	
	Number	% holding in the class	Number	% holding in the class
Shriram Properties Limited(*) - Ultimate Holding Company	175,000	70%	175,000	70%
Shriprop Builders Private Limited - Wholly owned subsidiary of ultimate holding company.	75,000	30%	75,000	30%

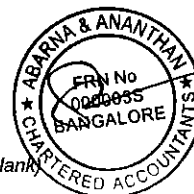
(*) includes 1 equity share held by a nominee of Shriram Properties Limited

d. Aggregate number of bonus shares issued and shares issued for consideration other than cash during the year of five years immediately preceding the reporting date:

The Company has not issued any bonus shares nor there has been any buy back of shares during five years immediately preceding 31 March 2021

13 Other equity

	31 March 2021	31 March 2020
Retained earnings	(451.91)	(539.15)
	(451.91)	(539.15)



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Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, otherwise stated)

	31 March 2021	31 March 2020
14 Borrowings		
Current		
Secured		
Term loan from others	585.05	668.04
Unsecured		
Optionally convertible debentures (*)	251.31	614.40
898,300 (31 March 2020: 2,994,125) fully paid debentures of ₹ 100 each		
	836.36	1,282.44

(*) Note:

Pursuant to Debenture Trustee Agreement dated 30 October 2012 ('the Agreement'), the Company had issued 3,594,000 class 'A' and 8,382,500 class 'B' optionally convertible debentures (OCD's) of ₹ 100 each to Shriram Properties Limited (SPL) and ASK Real Estate Special Opportunities Fund ('ASK'), respectively. During the year ended 31 March 2017, the Company had redeemed 2,695,500 class 'A' and 6,286,875 class 'B' optionally convertible debentures (OCD's) of ₹ 100 each to Shriram Properties Limited (SPL) and ASK Real Estate Special Opportunities Fund (ASK) respectively. During the year ended 31 March 2020, pursuant to Securities Purchase Agreement entered between Shriprop Builders Private Limited and ASK Real Estate Special Opportunities Fund ('ASK'), 2,095,625 Debentures held by ASK has been transferred to Shriprop Builders Private Limited. During the current year, the Company had redeemed 2,095,625 Debentures of ₹ 100 each held by Shriprop Builders Private Limited.

The first charge created on all assets including land forming part of the project undertaken by the Company against debentures issued by the Company has been subordinated to Aditya Birla Finance Limited (ABFL) as a security against new term loan obtained from ABFL vide credit facility letter dated 24 December 2020. Accordingly, the redemption of debentures is subject to the repayment of loan taken from Aditya Birla Finance Limited.

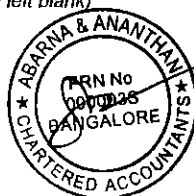
Terms attached to optionally convertible debentures:

The aforesaid debentures are issued on the following terms:

- debentures to carry a minimum coupon rate of 10% p.a.;
- debentures are eligible for an interest/ return/ premium which gives an IRR of 25% (including the minimum coupon rate of 10% p.a) on the principal amount and are eligible for purchase by SPL upon fulfillment of terms and conditions mentioned in the agreement and upon event of default as contemplated in the agreement these debentures are eligible for conversion into such number of equity shares on a fully diluted basis as would be available to the investor of the Company if a drag right was exercised by the investor as per the terms of the agreement;
- simultaneous to the conversion of the class B Debentures, class A Debentures shall be converted into equity shares in a similar ratio as class B Debentures;
- aforesaid debentures are redeemable upon completion of the project undertaken by the Company and fulfillment of conditions within the time frame contained in Security subscription and Security Holders Agreement subject to repayment of debt to Aditya Birla Housing Finance Limited.
- the Debentures shall rank in pari passu inter se without any preference or priority of one over the other or others of them except in the event of default, then class B Debentures shall have the priority over the class A Debentures.



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Shrivision Homes Private Limited

Summary of significant accounting policies and other explanatory information

(All amounts in ₹ millions, otherwise stated)

15 Trade payables

Dues to micro and small enterprises (^)

Dues to creditors other than micro enterprises and small enterprises

31 March 2021	31 March 2020
18.25	22.21
65.51	56.56
83.76	78.77

(^*) The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' (the MSME Act). Accordingly, the disclosure in respect of amounts payable to such enterprises as at 31 March 2021 has been made in the financial statements based on the information received and available with the Company. The Company has not received any claim for interest from any supplier as at the balance sheet date. Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2021 and 31 March 2020 is as follows:

Particulars	31 March 2021 (₹)	31 March 2020 (₹)
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year; (#)	23.19	24.92
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	0.80	0.10
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

(#) Includes the amounts reported in note 15 and 16 to the financial statements

16 Other financial liabilities

Current

Other payables (^)

31 March 2021	31 March 2020
28.43	23.88
28.43	23.88

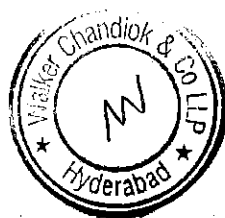
(^*) Includes ₹ 4.94 million (31 March 2020 : ₹ 2.71 million) as at 31 March 2021 towards payable to Micro and Small Enterprises.

17 Other current liabilities

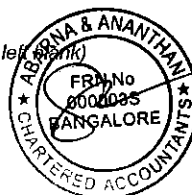
Advance from customers

Statutory dues payable

31 March 2021	31 March 2020
905.77	1,257.61
1.69	1.66
907.46	1,259.27



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Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

14 Borrowings (continued)

A		Note on security																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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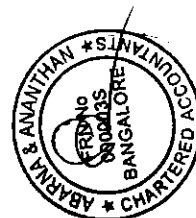
Unamortised upfront fees on borrowings

(7.19)

(5.32)

585.05

668.04



Shrivation Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

	Year ended 31 March 2021	Year ended 31 March 2020
18 Revenue from operations		
Sale of constructed properties	599.09	2,582.17
Sale of properties held for sale	21.31	-
	620.40	2,582.17
19 Other income		
Interest income		
- from related party (refer note 33)	80.34	10.45
- on income tax refund	0.26	0.45
- on fixed deposits	0.22	-
Fair value gain on financial instruments at FVTPL (refer note 31)	59.37	236.24
Profit on sale of mutual fund	-	25.63
Cancellation charges	0.09	0.54
Miscellaneous income	0.01	0.15
	140.29	273.46
20 Changes in inventories		
Inventory at the beginning of the year		
Properties under development	1,325.74	2,839.74
Properties held for sale	-	-
Inventory at the end of the year		
Properties under development	995.96	1,325.74
Properties held for sale	12.56	-
	317.22	1,514.00
21 Finance costs (*)		
Interest on term loans	85.91	151.07
Loan processing charges	9.33	5.03
Interest on delay in remittance of income tax	-	5.93
Interest to MSME vendors	0.70	0.10
	95.94	162.13

(*) Includes finance expense capitalized amounting to ₹ 95.24 millions (31 March 2020: ₹ 137.87 millions).

	Year ended 31 March 2021	Year ended 31 March 2020
22 Other expenses (^)		
Administrative expense (refer note 31)	1.71	4.90
Development management expense (refer note 31)	0.37	0.99
Insurance expense	0.68	2.20
Legal and professional charges(*)	9.65	5.70
Power and fuel	0.76	3.68
Printing and stationery	0.03	0.21
Rates and taxes	11.23	1.66
Sales promotion	16.34	31.09
Fair value loss on financial instruments at FVTPL (refer note 31)	84.96	-
Security expense	0.76	2.01
Traveling and conveyance expenses	0.25	0.45
Repairs and maintenance	2.10	3.37
Corporate social responsibility expenses	8.33	4.95
Miscellaneous	2.30	4.07
	139.47	65.28

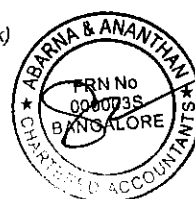
(^) includes other expenses inventorized amounting to ₹ 3.66 million (31 March 2020 : ₹ 14.23 million) for the year ended 31 March 2021.

(*) Remuneration to auditor (on accrual basis, excluding GST)

Audit fee	0.80	0.93
Reimbursement of expenses	-	-
	0.80	0.93



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Shrivation Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

	Year ended 31 March 2021	Year ended 31 March 2020
23 Income tax		
A. Tax expense comprises of:		
Current tax	10.92	62.23
Deferred tax	17.60	(95.77)
Income tax expense reported in the statement of profit or loss	28.52	(33.54)
The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company and the reported tax expense in profit or loss are as follows:		
B. Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit before tax from continuing operations	115.76	928.51
Accounting profit before income tax	115.76	928.51
At India's statutory income tax rate of 25.168% ^(A)	29.13	233.69
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Unrecorded deferred tax asset on brought forward losses utilised in the current year	(2.95)	-
Adjustment on account of set off of brought forward losses	-	(2.87)
Deferred tax asset created for temporary differences arisen in earlier years	-	(265.59)
Others permanent disallowances	2.34	1.23
Income tax expense	28.52	(33.54)

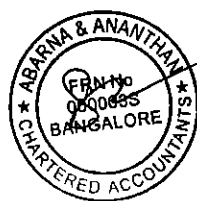
^(A) The Company has elected to exercise the option permitted under Section 115BAA of the income-tax act, 1961 as introduced by the Taxation laws (Amendment) Ordinance, 2019 for the year ended 31 March 2021 and 31 March 2020 and has accordingly measured its deferred tax assets/(liabilities) basis the rate prescribed in the said section.

C. Recognised deferred tax assets and liabilities

Deferred tax assets is recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilised.

	Year ended 31 March 2021	Year ended 31 March 2020
24 Earnings per share (EPS)		
Net profit after tax attributable to equity shareholders	87.24	956.12
Weighted average number of Equity shares for basic EPS	250,000	250,000
Earnings per equity share:		
Basic and diluted	348.95	3,824.48
Nominal value ₹ 10/- per each equity share		

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Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

25 Financial instruments

Financial instruments by category

The carrying value and fair value of financial instruments by categories as at 31 March 2021 are as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Investments	7	13.88	-	-	13.88	13.88
Trade receivables	8	-	-	40.94	40.94	40.94
Cash and cash equivalents	9	-	-	9.39	9.39	9.39
Other financial assets	10	-	-	225.04	225.04	225.04
Total financial assets		13.88	-	275.37	289.25	289.25
Financial liabilities :						
Borrowings	14	251.31	-	585.05	836.36	836.36
Trade payables	15	-	-	83.76	83.76	83.76
Other financial liabilities	16	-	-	28.43	28.43	28.43
Total financial liabilities		251.31	-	697.24	948.55	948.55

The carrying value and fair value of financial instruments by categories as at 31 March 2020 were as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Trade receivables	8	-	-	166.28	166.28	166.28
Cash and cash equivalents	9	-	-	44.18	44.18	44.18
Other financial assets	10	-	-	437.07	437.07	437.07
Total financial assets		-	-	647.53	647.53	647.53
Financial liabilities :						
Borrowings	14	614.40	-	668.04	1,282.44	1,282.44
Trade payables	15	-	-	78.77	78.77	78.77
Other financial liabilities	16	-	-	23.88	23.88	23.88
Total financial liabilities		614.40	-	770.69	1,385.09	1,385.09

Notes to financial instruments

The management assessed that the fair value of Investments, cash and cash equivalents, trade receivables, loans, other financial assets, trade payables and other financial liabilities approximate the carrying amount largely due to short-term maturity of these instruments.

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

(i) Fair values hierarchy

Financial assets are measured at fair value in the financial statement and are grouped into three Levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly

Level 3: unobservable inputs for the asset or liability.

(ii) Financial instruments measured at fair value

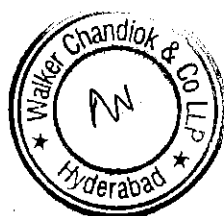
31 March 2021	Level 1	Level 2	Level 3	Total
Financial assets				
Investment in Mutual funds	13.88	-	-	13.88
Total financial assets	13.88	-	-	13.88
Financial liabilities				
Optionally convertible debentures	-	-	251.31	251.31
Total financial liabilities	-	-	251.31	251.31
31 March 2020	Level 1	Level 2	Level 3	Total
Financial liabilities				
Optionally convertible debentures	-	-	614.40	614.40
Total financial liabilities	-	-	614.40	614.40

(iii) Financial instruments measured at amortised cost

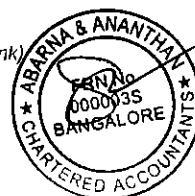
Financial instruments measured at amortised cost for which the fair value is disclosed.

(iv) Valuation technique used to determine fair value:

Specific valuation techniques used to value financial instruments include the use of discounted cash flow method (income approach) for optionally convertible debentures.



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Shrivation Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

25 Financial instruments (continued)

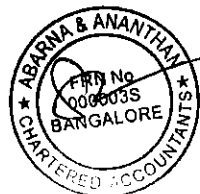
- (v) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See (iv) above for the valuation techniques adopted.

Particulars	Fair value as at		Significant unobservable inputs	Data inputs		Sensitivity^	
	31 March 2021	31 March 2020		31 March 2021	31 March 2020	1% increase in inputs	1% decrease in inputs
Optionally convertible debentures	251.31	614.40	Discount rate	13.88%	15.08%	31 March 2021 - ₹0.50 million; 31 March 2020 - ₹2.75 million	31 March 2021 - ₹(0.50) million; 31 March 2020 - ₹(2.78) million;

^ this represents fair value gain/(loss) considering changes in inputs.

- (vi) The following table presents the changes in level 3 items for the year ended 31 March 2021:

Particulars	Optionally convertible debentures
As at 01 April 2019	846.00
Fair value adjustment	(236.24)
Other adjustments	5.00
As at 31 March 2020	614.76
Redemption of Debentures	(388.76)
Fair value adjustment recognised in statement of profit and loss	25.67
As at 31 March 2021	251.67



Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

26 Financial risk management

Financial risk factors

The Company's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk to which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement
Credit risk	Cash and cash equivalents, trade receivables, financial assets measured at amortized cost	Ageing analysis
Liquidity risk	Borrowings and other financial liabilities	Rolling cash flow forecasts
Market risk – Interest rate	Borrowings at variable rates	Sensitivity analysis

The Company's risk management is carried out by a central treasury department (of the group) under policies approved by the board of directors. The board of directors provides principles for overall risk management, as well as policies covering specific areas, such as interest rate risk, credit risk and investment of excess liquidity.

a. Credit risk

Credit risk arises from cash and cash equivalents, trade receivables and other financial assets are carried at amortized cost

The company assesses and manages credit risk of financial assets based on the following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

The Company provides for expected credit loss based on the following:

Asset group	Description	Provision for expenses credit loss (*)	31 March 2021	31 March 2020
Low credit risk	Cash and cash equivalent, secured trade receivables and other financial assets	Life time expected credit loss	47.23	205.27
High credit risk	Unsecured Trade receivables and loans	Life time expected credit loss or fully provided for	228.14	442.26

(*) A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors. The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period. In general, it is presumed that credit risk has significantly increased since initial recognition if the payments are more than 30 days past due.

Credit risk exposure

Provision for expected credit losses

The company provides for expected credit loss based on 12 month and lifetime expected credit loss basis for following financial assets:

31 March 2021

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Trade receivables	40.94	-	40.94
Cash and cash equivalents	9.39	-	9.39
Loans and advances	225.04	-	225.04

31 March 2020

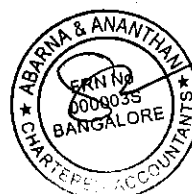
Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Trade receivables	166.28	-	166.28
Cash and cash equivalents	44.18	-	44.18
Loans and advances	437.07	-	437.07

The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting year. In general, it is presumed that credit risk has significantly increased since initial recognition if the payments are more than 30 days past due. A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

Expected credit loss for trade receivables under simplified approach

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

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



Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

26 Financial risk management (continued)

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. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Maturities of financial liabilities

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

31 March 2021	Less than 1 year	1 year to 5 years	5 years and above	Total
Non-derivatives				
Borrowings	190.62	757.23	-	947.85
Trade payables	59.33	24.43	-	83.76
Other financial liabilities	28.43	-	-	28.43
Total	278.38	781.66	-	1,060.04
31 March 2020	Less than 1 year	1 year to 5 years	5 years and above	Total
Non-derivatives				
Borrowings	729.22	661.74	-	1,390.96
Trade payables	35.94	42.83	-	78.77
Other financial liabilities	23.88	-	-	23.88
Total	789.04	704.57	-	1,493.61

c. Market risk

i) Interest rate risk

The Company's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, 'Financial Instruments - Disclosures', since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The Company's variable rate borrowing is subject to interest rate risk. Below is the overall exposure of the borrowing:

	31 March 2021	31 March 2020
Variable rate borrowing *	592.24	668.04
Fixed rate borrowing	-	-
Total borrowings	592.24	668.04

* (excludes optionally convertible debentures)

Interest rate risk

Profit or loss is sensitive to higher/lower interest expense from variable rate borrowings as a result of changes in interest rates.

Particulars	31 March 2021	31 March 2020
Interest rates – increase by 50 basis points (50 bps)	(2.99)	(5.56)
Interest rates – decrease by 50 basis points (50 bps)	2.99	5.56

27 Capital management

The Company's objectives when managing capital are to:

Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

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

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

Particulars	31 March 2021	31 March 2020
Short term borrowings	836.36	1,282.44
Less: Cash and cash equivalents	(9.39)	(44.18)
Net debt	826.97	1,238.26
Total equity	(449.41)	(536.65)
Gearing ratio	(1.84)	(2.31)

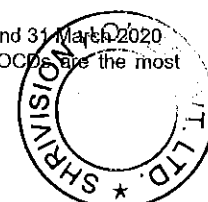
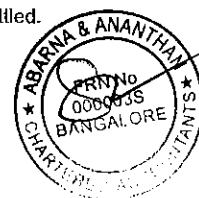
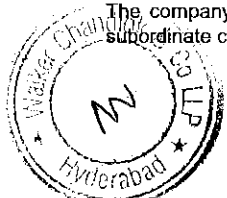
(i) Equity includes all capital and reserves of the Company that are managed as capital

(ii) Debt is defined long term and short term borrowings

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately recall loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current year.

No changes were made in the objectives, policies or processes for managing capital during the year ended 31 March 2021 and 31 March 2020.

The company is primarily funded through optionally convertible debenture(OCB) issued to its Promoter. The aforesaid OCBs are the most subordinate class of debt and are payable once the project is completed and all the liabilities are settled.



Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
 (All amounts in ₹ millions, unless otherwise specified)

28 Other commitments and contingencies:

The Company is involved in certain litigations relating to statutory dues payable on acquisition of project related land and customer cases. These cases are pending with the Civil Courts, Real Estate Regulatory authority, Karnataka. The Company is contesting the above cases and considering the facts and circumstance and nature of disputes, the management believes that the final outcome of the disputes should be in favour of the Company and will not have any material adverse effect on the financial position and results of operation.

29 The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity.
 During the year ended 31 March 2021, the Company had to suspend the operations in its ongoing projects in compliance with the lockdown instructions issued by the Central Government and the Karnataka State Government. This impacted the normal business operations of the Company by way of interruption in projects execution, supply chain disruption and unavailability of personnel during the lock-down period.

Consequent to these uncertainties/ disruptions caused due to continuation of pandemic, the Company has made assessment of impact of this pandemic on its business operations and has made assessment of its liquidity position for the next one year. The Company has assessed the recoverability and carrying value of its assets comprising of property, plant and equipment, investments, investments property, inventory, advances, trade receivables, deferred taxes, other financial and non-financial assets as at balance sheet date using various internal and external information up to the date of approval of these financial statements. Based on current indicators of future economic conditions, the Company expects to recover the carrying amount of these assets. Changing situation of pandemic is giving rise to inherent uncertainty around the extent and timing of the potential future impact of the COVID-19 pandemic which may be different from that estimated as at the date of approval of these financial statements and the Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

During the year ended 31 March 2021, the Management has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly capitalised the borrowing costs incurred in accordance with Ind AS 23.

29 There are no employees in the Company. Hence, disclosures as required under Ind AS 19 – 'Employee Benefits' is not applicable to the Company.

30 Assets pledged as security

The carrying amounts of assets pledged as security for borrowings are:

Current	31 March 2021	31 March 2020
Financial assets		
First charge		
Investments	13.88	-
Cash and cash equivalents	0.48	
Trade receivables	40.94	166.28
Non-financial assets		
First charge(*)		
Inventories	995.96	1,325.74
Total current assets pledged as securities	1,051.26	1,492.02
Total assets pledged as security	1,051.26	1,492.02

(*) These assets are also pledged as second charge.

31 Corporate Social Responsibility

As per Section 135 of the Companies Act, 2013, a CSR committee has been formed by the Company. The areas for CSR activities are promoting education, art and culture, healthcare, ensuring environmental sustainability, destitute care and rehabilitation and rural development projects.

Particulars	31 March 2021	31 March 2020
a) Gross amount required to be spent by the company during the year	8.31	4.95
b) Amount spent during the year on purposes other than construction/acquisition of any		
-Spent	8.33	4.95
-Yet to be spent	-	-

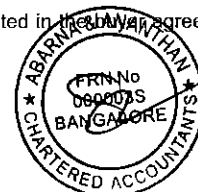
32 Additional disclosures as required by Ind AS 115 (Revenue from contract with customers)

a. Contract balances

Particulars	As at 31 March 2021	As at 31 March 2020
Contract liabilities		
Advance from customers	905.77	1,257.61
Total contract liabilities	905.77	1,257.61
Receivables		
Trade receivables	40.94	166.28
Total receivables	40.94	166.28

i. Contract asset is the right to consideration that is conditional upon factors other than the passage of time. Contract assets are initially recognised for revenue earned from property under development rendered but yet to be billed to customers. Upon billing of invoice, the amounts recognised as contract assets are reclassified to trade receivables.

ii. Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers.



Shrivision Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

b. Significant changes in the contract liabilities balances during the year are as follows:

Particulars	As at 31 March 2021 Advances from customers	As at 31 March 2020 Advances from customers
Opening balance	1,257.61	3,055.96
Add: Additions/adjustments during the year	276.88	789.84
Less: Revenue recognised during the year	(628.72)	(2588.19)
Closing balance	905.77	1,257.61

c. Disaggregated revenue information

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Contract revenue	628.72	2,588.19
Adjustment for:		
- Subvention cost (*)	(8.32)	(6.02)
Revenue recognised	620.40	2,582.17

(*) Subvention cost represent the expected cash outflow under the arrangement determined basis time elapsed.

d. The performance obligation of the Company in case of sale of residential Villaments and Apartments is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment of the contract price as per installment stipulated in customer's agreement which can be cancelled by the customer at his convenience.

The transaction price of the remaining performance obligation (unsatisfied or partly satisfied) as at 31 March 2021 is ₹ 1,941.80 millions (31 March 2020 ₹ 1,643.61 million). The same is expected to be recognised within 1 to 3 years.

33 Related party disclosures

(i) Names of the related parties and description of relationship

(a) Parties exercising control

Names of the related parties
Shriram Properties Limited

Relationship

Ultimate Holding Company w.e.f 28 January 2020
Joint venturer (till 27 January 2020)
Joint venturer (till 27 January 2020)

ASK Real Estate Special Opportunities Fund

(b) Entities controlled by parties exercising control on the Company

Bengal Shriram Hitech city Private Limited
Shriprop Builders Private Limited

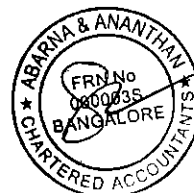
(c) Key managerial personnel

Gopalakrishnan Jagadeeswaran
Krishna Veeraraghavan
Ravindra Kumar Pandey

Director
Director
Director

(ii) The following is the summary of significant transactions with related parties by the Company during the year:

Particulars	31 March 2021	31 March 2020
Shriram Properties Limited		
- Loans taken by the Company	-	43.49
- Loans repaid by the Company	-	55.01
- Loans given by the Company	328.67	126.29
- Loans recovered by the Company	202.04	27.88
- Interest income	30.24	1.80
- Fair value loss on financial instruments at FVTPL	66.99	-
- Fair value gain on financial instruments at FVTPL	-	70.87
- Administration fees	1.71	4.90
- Development management fees	0.37	0.99
- Debenture redemption	-	1.47
- Guarantee availed	590.00	-
- Guarantee extinguished	2,500.00	-
Bengal Shriram Hitech city Private Limited		
- Guarantee availed	590.00	-
Shriprop Builders Private Limited		
- Loans given by the company	-	338.66
- Interest income	50.10	8.66
- Loans repaid by the Company	338.66	-
- Debenture redemption	388.76	-
- Fair value loss on financial instruments at FVTPL	17.97	-
- Fair value gain on financial instruments at FVTPL	59.29	3.49



Shrivation Homes Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ millions, unless otherwise specified)

(iii) Amount outstanding as at the balance sheet date:

Particulars	31 March 2021	31 March 2020
Optionally convertible debentures		
- Shriram Properties Limited	251.31	184.32
- Shriprop Builders Private Limited	-	430.08
Guarantee given on behalf of company		
- Shriram Properties Limited	590.00	2,500.00
- Benga Shriram Hitech city Private Limited	590.00	-
Loan to related party		
- Shriram Properties Limited	225.04	98.41
- Shriprop Builders Private Limited	-	338.66

34 Segmental Information

The Company is engaged in the development and construction of residential properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'. The Company operates in India and there is no other geographical segment. The Company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the periods indicated and hence the Company does not have any concentration risk.

35 Events occurring after the reporting date

No adjusting or significant non-adjusting events have occurred between 31 March 2021 and the date of authorization of these financial statements.

As per report of even date

For Walker Chandio & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Nikhil Vaid
Nikhil Vaid
Partner
Membership No : 213356

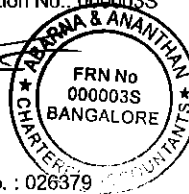
Hyderabad
08 September 2021



For Abarna & Ananthan
Chartered Accountants
Firm's Registration No.: 000003S

S Ananthan
S Ananthan
Partner
Membership No. : 026379

Bengaluru
08 September 2021



For and on behalf of the Board of Directors of Shrivation Homes Private Limited

Krishna Veeraraghavar
Krishna Veeraraghavar
Director
DIN: 06620405

Bengaluru
08 September 2021

Gopalakrishnan J
Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
08 September 2021

