GLOBAL ENTROPOLIS (VIZAG) PRIVATE LIMITED
|CIN: U45202KA2008PTC045671|
|Email: cs.spl@shriramproperties.com|
Regd. Off: No. 31, 2nd Main Road, T Chowdaiah Road,
Sadashivanagar,
Bengaluru – 560080

BOARDS' REPORT

To the Members,

Your Directors have pleasure in presenting the 16th Annual Report of the Company on the business and operations of the Company, together with the Audited Financial Statements for the year ended March 31, 2024.

1. FINANCIAL SUMMARY OR HIGHLIGHTS / PERFORMANCE OF THE COMPANY:

(All amounts in ₹ Lakhs, unless otherwise stated)

Particulars	2023-24	2022-23
Revenue from operations	3,595.00	5,668.58
Other Income	1,219.18	1,075.74
Total Income	**4,814.18**	**6,744.32**
Total Expenditure	1,976.66	6,164.57
Profit before tax/(Loss)	2,837.52	579.75
Provision for taxation	0	0
MAT Credit Entitlement	0	0
Add/ (Less): Deferred Tax	672.65	(472.15)
Profit after tax & extraordinary items/(Loss)	2,164.87	1,051.90
Re-measurement of gains on defined benefit plans	10.79	11.11
Total comprehensive profit / (loss) for the year	**2,175.66**	**1,063.01**

Review of Operations and overview

The Company has achieved a turnover of Rs. 3,595 Lakhs for the year ended March 31, 2024, and has made a Profit of Rs. 2,175.66 Lakhs, compared to previous year turnover of Rs. 5,668.58Lakhs and profit of Rs. 1,063.01 Lakhs.

2. DIVIDEND:

The Board of Directors of your Company has decided to utilize the internally generated funds on further growth of the Company business. Therefore, no dividend declared for the financial year 2023-2024.

3. TRANSFER TO RESERVES:

No fund transferred to Reserves of the Company for the financial year 2023-24.

4. **TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND:**

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid last year.

5. **MATERIAL CHANGES AND COMMITMENTS FROM THE END OF THE FINANCIAL YEAR TILL THE DATE OF THIS REPORT, IF ANY**:

There have been no material changes and commitments affecting the financial position of your Company which occurred between March 31, 2024, and the date of this Board's Report.

6. **ANNUAL RETURN**:

Since the Company has no functional website, placing the copy of the annual return on the Company website does not applicable.

7. **NATURE OF BUSINESS ACTIVITIES AND CHANGES THEREOF:**

During the year, there has been no change in the nature of Business of the Company.

8. **CHANGES IN SHARE CAPITAL:**

During the year, there has been no change in the Share Capital of the Company.

The Company has not issued any equity shares with differential rights during the year and hence no information as per provisions of Rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

The Company has not issued any sweat equity shares during the year and hence no information as per provisions of Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

The Company has not issued any Employee Stock Options Scheme during the year and hence no information as per provisions of Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014 is furnished.

9. **SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES:**

The Company does not have any subsidiary, joint venture or associate companies.

10. DEPOSITS:

During the year, your Company neither accepted any deposits nor there were any amounts outstanding at the beginning of the year which were classified as 'Deposits' in terms of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014 and hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the Companies Act, 2013 is not applicable.

11. DIRECTOR'S AND KEY MANAGERIAL PERSONNEL (KMPs):

Mr. Duraiswamy Srinivasan, Company Secretary of the Company tendered a voluntary retirement from the position with effect from March 30, 2024. Further, there was no change in the composition of Board during the year.

12. DIRECTORS RETIRING BY ROTATION:

During the year Mr. Murali Malayappan (DIN: 00030096) retires by rotation. Mr. Murali Malayappan, being eligible has offered himself for re-appointment. The Board recommends his re-appointment as Director of the Company as set out in the notice calling the 16th Annual General Meeting.

13. MEETINGS OF THE BOARD OF DIRECTORS:

Your Board of Directors met 6 (Six) times during the financial year 2023-24 and the meetings were held in adherence with applicable guidelines of Secretarial Standards issued by the Institute of Company Secretaries of India ('ICSI').

14. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to the provisions contained in sub-sections (3)(c) and (5) of Section 134 of the Companies Act, 2013, the Directors of your Company confirm that: -

- **a)** in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanations relating to material departures, wherever applicable;
- **b)** the directors had selected such accounting policies have been selected and applied consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2024 and of the losses of the Company for the year ended on that date;
- **c)** the directors have taken proper and sufficient care was taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- **d)** the annual accounts of the Company have been prepared on a going concern basis;
- **e)** the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

15. DECLARATION GIVEN BY INDEPENDENT DIRECTOR

The Independent Director of the Company has provided the declaration of Independence as required under Section 149(7) of the Companies Act, 2013 confirming that he meets the criteria of independence under Section 149(6) of the Companies Act, 2013.

16. ANNUAL PERFORMANCE EVALUATION OF THE BOARD

In terms of Section 134 (3)(p) read with Articles VII and VIII of Schedule IV of the Companies Act, 2013, the Board has carried out an annual performance evaluation of its own performance and that of the Individual Directors.

The Board assessed the performance and the potential of the Directors to maximize their contribution to the Board.

17. REMUNERATION OF DIRECTORS AND EMPLOYEES OF COMPANIES:

There are no employees drawing remuneration more than the limits prescribed under Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

18. PARTICULARS OF LOANS, GUARANTEES, OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013:

The details of the loans borrowed, guarantees provided and investments made by the Company during the year are provided under notes to accounts to the financial statements.

19. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

The related party transactions undertaken during the financial year were in ordinary course of business and at arm’s length basis. Hence, the disclosure in form AOC-2 does not arise during the reporting period. Though, the related party transactions carried during the reporting year have disclosed in Notes to Accounts of the financial Statements.

20. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There are no significant and material orders passed by the Regulators / Courts / Tribunals which would impact the going concern status of the Company and its future operations.

There is no proceeding pending under the Insolvency and Bankruptcy Code, 2016.

There was no instance of one-time settlement with any Bank or Financial Institution.

21. CORPORATE SOCIAL RESPONSIBILITY:

In compliance with the Companies Act 2013, the Company has constituted a CSR Committee. During the year, however, in the absence of average net profits in the immediately three preceding years, there is no requirement for the Company to spend any amount under sub-section (5) of Section 135 of the Act.

22. <u>CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, AND FOREIGN EXCHANGE EARNINGS AND OUTGO</u>:

The Company has not actively engaged in the consumption of energy or absorption of technology. The Company is however aware of its responsibilities and has at every available opportunity used and implemented such measures so as to enable energy conservation.

(A) CONSERVATION OF ENERGY

(i) Steps taken or impact on conservation of energy:

The Company lays great emphasis on savings in the cost of energy consumption. Therefore, achieving reduction in per unit consumption of energy is an ongoing exercise in the Company. The effective measures like education, training, publicity, messaging through use of social media have been taken to minimize the loss of energy as far as possible.

The Company does not have any internal generation of power (captive, surplus or otherwise) and the amount spent during the financial year 2023-24 is Nil.

(ii) Steps taken by the Company for utilizing alternate sources of energy:

Presently, the Company does not have any alternate sources of energy for internal generation of power (captive, surplus or otherwise). However, the management of the Company is exploring an alternative source of energy like solar, wind, thermal or otherwise for internal generation of power for captive purposes.

(iii) Capital investment on energy conservation equipment:

The Company has not made any capital investment on energy conservation equipments.

(B) TECHNOLOGY ABSORPTION, RESEARCH AND DEVELOPMENT

(i) The efforts made towards technology absorption:

The Company is always in pursuit of finding the ways and means to improve the performance, quality and cost effectiveness of its services. The technology used by the Company is updated as a matter of continuous exercise.

(ii) The benefits derived like product improvement, cost reduction, product

development or import substitution:

The Company has not derived any material benefits in cost reduction against technology absorption.

(iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year):

The Company has not imported any technology during the last three years reckoned from the beginning of the financial year.

(iv) The expenditure incurred on Research and Development:

The Company does not have a separate independent research and development activity. As such, no material amount of expenditure was incurred on research and development activity of the Company.

(C) FOREIGN EXCHANGE EARNINGS / OUTGO:

During the financial year, the total Foreign Exchange Inflow and Outflow during the year is as follows:

(in Lakhs)

Particulars	As on 31.03.2024	As on 31.03.2023
Income in Foreign Currency	Nil	Nil
Expenditure in Foreign Currency	Nil	Nil

23. VIGIL MECHANISM:

The Company has adopted the Whistle Blower Policy of the holding Company and has a vigil mechanism in line with the Companies Act, 2013 to deal with instances of unethical and/ or improper conduct and to take suitable steps to investigate and correct the same.

24. INTERNAL FINANCIAL CONTROL:

The Company has in place the policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's Policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial disclosures.

25. STATUTORY AUDITORS:

M/s. Walker Chandiok & Co LLP, Chartered Accountants, Bengaluru (Firm Registration Number 001076N/N500013) were appointed as the Statutory Auditors of the Company in the Annual General Meeting held on August 16, 2019, to hold office till the conclusion of the Annual General Meeting to be held for the financial year 2023-24.

There are no qualifications, reservations, adverse remarks and disclaimers of the Statutory Auditors in their report on Financial Statements for the Financial Year ended March 31, 2024.

M/s. V G G C and Associates, Chartered Accountants (FRN: 024868S), Chartered Accountants has been recommended to the shareholders by the Board of Director to appoint as statutory auditors of the Company for the first term of 5 (Five) at the 16th Annual General meeting to be held on September 30, 2024, to hold the office till the conclusion of 21st Annual General Meeting to be held for the financial year 2028-29.

26. **SECRETARIAL AUDITORS:**

Mr. P. Sriram, Practising Company Secretary, having membership no. F4862 and certificate of practice No. 3310 as Secretarial Auditor of the Company for the year under review and the report given by the Secretarial Auditor in Form MR-3 is enclosed in this Report.

27. **COST AUDIT AND AUDITOR:**

The Company has been maintaining the cost records as required under the provisions of section 148 of the Companies Act, 2013 read with relevant rules made thereunder.

The Board of Directors has appointed M/s. SBK & Associates, Cost Accountants (Registration No: 000342) as the Cost Auditors of the Company for the financial year 2023-24. In terms of Rule 14 of the Companies (Audit and Auditors) Rules, 2014 and the cost audit report issued by the cost auditors has no qualifications or adverse remarks.

The Company has maintained the cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013.

28. **FRAUD REPORTING**:

During the Financial Year 2023-24, the Statutory Auditors have not reported any incident of fraud to the Board of Directors of the Company pursuant to provisions of Section 143(12) of the Companies Act, 2013.

29. **SEXUAL HARASSMENT OF WOMEN AT WORKPLACE**

The Company has adopted the holding Company's policy on Sexual Harassment of Women at Workplace and is complied with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. There has been no complaints received during the year.

30. **SECRETARIAL STANDARDS**:

Your Company is in compliance with the Secretarial Standards on Meetings of the Board of Directors (SS-1) and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") as may be amended from time to time.

31. <u>RISK MANAGEMENT POLICY</u>:

The Company has developed and implemented a risk management framework detailing the various risks faced by the Company and methods and procedures for identification, monitoring and mitigation of such risks. The risk management function is complimentary to the internal control mechanism of the Company and supplements the audit function.

32. <u>ADDITIONAL INFORMATION</u>:

The additional information required to be given under the Companies Act, 2013 and the Rules made thereunder, has been laid out in the Notes attached to and forming part of the Financial Statements. The Notes to the Financial Statements referred to the Auditors' Report are self-explanatory and therefore do not call for any further explanation.

33. <u>ACKNOWLEDGMENTS</u>:

Your Directors would like to express their sincere appreciation for the assistance and co-operation received from the banks, government authorities, customers, vendors and members during the year. Your directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

For and on behalf of Global Entropolis (Vizag) Private Limited

	SD/-	SD/-
Date: August 14, 2024	M. Murali	Balaji R
Place: Bengaluru	Director	Whole Time Director
	DIN: 00030096	DIN: 07831896

CSR ANNEXURE

1. **Brief outline on CSR Policy of the Company**.

The Company's CSR policy set out the proper and effective utilization of the Company's profit towards eradicating hunger, poverty and malnutrition, promoting health care, medical aid including preventive health. To ensure environmental sustainability and ecological balance and employment and livelihood enhancing vocational skills, supply of clean water under 'sanitation and making available safe drinking water

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings ofCSR Committee held during the year	Number of meetings of CSR Committee attendedduring the year
1	Prof. R. Vaidyanathan	Chairman	1	1
2	Mr. Murali M	Member	1	1
3	Mr. Balaji R	Member	1	1

3. Provide the web-link where the composition of CSR Committee, CSR Policy and CSR projects approved by the Board are disclosed on the website of the company – **N.A**.

4. Provide the details of the Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014: **N.A.**

5.

(a)	Average net profit of the company as per sub-section (5) of section 135	Rs. (521.2) Lakhs
(b)	Two percent of average net profit of the company as per sub-section (5) of section 135	NA
(c)	Surplus arising out of the CSR Projects or programmes or activities of the previous financial years.	Nil
(d)	Amount required to be set-off for the financial year, if any	Nil
(e)	Total CSR obligation for the financial year [(b) + (c)-(d)].	Nil

6.

(a)	Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project).	NA
(b)	Amount spent in Administrative Overheads	Nil
(c)	Amount spent on Impact Assessment, if applicable	Nil
(d)	Total amount spent for the Financial Year [(a)+(b)+(c)].	Nil
(e)	CSR amount spent or unspent for the Financial Year	Nil

Total Amount Spent for the Financial Year (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer	Name of the Fund	Amount.	Date of transfer.
NA	Nil	NA	NA	NA	NA

(f) Excess amount for set-off, if any:

Sl. No.	Particular	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5) to be spent for the Financial Year	NA
(ii)	Total amount spent for the Financial Year	Nil
(iii)	Excess amount spent for the Financial Year [(ii)-(i)]	Nil
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	Nil
(v)	Amount available for set off in succeeding Financial Years[(iii)-(iv)]	Nil

7. Details of Unspent CSR amount for the preceding three Financial Years:

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR	Balance Amount in Unspent CSR Account under	Amount spent in the reporting Financial Year (in	Amount transferred to a fund as specified under Schedule VII as	Amount remaining to be spent in	Deficiency, if any

		Account under sub-section (6) of section 135 (in Rs.)	subsection (6) of section 135 (in Rs.)	Rs.).	per second proviso to sub-section (5) of section 135, if any.		succeeding Financial Years. (in Rs.)	
					Amount (in Rs).	Date of transfer		
1	FY-1	**Not Applicable**						
2	FY-2							
3	FY-3							
Total								

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: No
   Details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year: NA

Sl. No.	Short particulars of the property or asset(s) [including complete address and location of the property]	Pincode of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/ Authority/ beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered address
Not applicable							

9. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per subsection (5) of section 135.

Date: August 14, 2024
Place: Bengaluru

For and on behalf of the Board of Directors
of Shriram Properties Limited

SD/-
Prof. R. Vaidyanathan
Chairman
CSR Committee

SD/-
M. Murali
Director
DIN: 00030096

Walker Chandiok & Co LLP

Unit No – 1, 10th Floor,
My Home Twitza, APIIC,
Hyderabad Knowledge City,
Raidurg (Panmaktha) Village,
Serilingampally Mandal,
Ranga Reddy District,
Hyderabad – 500 081
Telangana

T +91 40 4859 7178
F +91 40 6630 8230

Independent Auditor's Report

To the Members of Global Entropolis (Vizag) Private Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of Global Entropolis (Vizag) Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2024, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including material accounting policy information 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 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, 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 Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

4. The Company's Board of Directors are responsible for the other information. The other information comprise 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.

The Director's Report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are 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 Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. 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.

6. In preparing the financial statements, the 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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, specified under section 143(10) of the Act 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 Board of Directors' 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, 2020 ('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, to the extent applicable.

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 books and except for the matters stated in paragraph 13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

    c) The financial statements dealt with by this report agree 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 2024 from being appointed as a director in terms of section 164(2) of the Act;

    f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 13(b) above on reporting under section 143(3)(b) of the Act and paragraph 13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

    g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2024 and the operating effectiveness of such controls, refer to our separate report in Annexure II wherein we have expressed an unmodified opinion;

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

        i. the Company, as detailed in note 36 to the financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2024;

        ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2024;

iii. 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 2024;

iv. a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 42 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person or entity, including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 42 to the financial statements, no funds have been received by the Company from any person or entity, including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

v. The Company has not declared or paid any dividend during the year ended 31 March 2024; and

vi. As stated in note 43 to the financial statements and based on our examination which included test checks, except for instance mentioned below, the Company, in respect of financial year commencing on 1 April 2023, has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, other than the consequential impact of the exception given below:

Nature of exception noted	**Details of Exception**
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated throughout the year for all relevant transactions recorded in the software.	The audit trail feature was not enabled at the database level for accounting software Tally to log any direct data changes, used for maintenance of all accounting records by the Company.

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

Sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 24213356BKEXZG1272

Hyderabad
29 May 2024

Annexure I referred to in Paragraph 12 of the Independent Auditor's Report of even date to the members of Global Entropolis (Vizag) Private Limited on the financial statements for the year ended 31 March 2024

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

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and relevant details of right-of-use assets.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) The property, plant and equipment and relevant details of right-of-use assets 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 physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not own any immovable property (including investment properties) (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, reporting under clause 3(i)(c) of the Order is not applicable to the Company.

(d) The Company has adopted cost model for its Property, Plant and Equipment (including right-of-use assets) and intangible assets. Accordingly, reporting under clause 3(i)(d) of the Order is not applicable to the Company.

(e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder

(ii) (a) The inventories held by the Company comprise stock of units in completed projects and work in progress of projects under development. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification. The other inventory comprising of raw material has been physically verified by the management at reasonable intervals during the year. In our opinion, the coverage and procedures of such verification by the management is appropriate and no discrepancy of 10% or more in aggregate for each class of inventory were noticed.

(b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets at any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.

(iii)

(a) The Company has provided loans, guarantee and security to Others during the year as per details given below:

(₹ in lakhs)

Particulars	Guarantee	Security	Loans	Advances in the nature of loans
Aggregate amount provided/granted during the year: - Others (*)	Nil	Nil	7,100.45	Nil
Balance outstanding as at balance sheet date in respect of above cases: - Others (*)	6,500.00	3,041.28	5,874.43	Nil

(*) Represents the Holding Company

(b) In our opinion, and according to the information and explanations given to us, terms and conditions of the grant of all loans, guarantee and security given are, prima facie, not prejudicial to the interest of the Company.

(c) According to the information and explanations given to us, loans granted by the Company amounting to ₹ 5,874.43 lakhs are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. Further, such loans and interest thereon have not been demanded for repayment as on date.

(d) There is no amount which is overdue for more than 90 days in respect of loans amounting to ₹ 5,874.43 lakhs granted to such companies, firms, LLPs or other parties.

(e) The Company has not granted any loan which has fallen due during the year. Further, no fresh loans were granted to any party to settle the overdue loans that existed as at the beginning of the year.

(f) The Company has granted loans which are repayable on demand as per details below:

(₹ in lakhs)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans/advances in nature of loans - Repayable on demand (A) - Aggregate does not specify any terms or period of repayment (B)	7,100.45 Nil	7,100.45 Nil	Nil Nil
Total (A+B)	7,100.45	7,100.45	Nil
Percentage of loans to the total loans	100.00%	100.00%	Nil

(iv) In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sections 185 of the Act in respect of loan, guarantee and security provided by it, as applicable. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. Further, the Company has not entered into any transaction covered under section 186(1) of the Act.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has specified maintenance of cost records under sub-section (1) of section 148 of the Act in respect of the products of the Company. 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 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.

(vii)(a) In our opinion, and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, cess and other material statutory dues, as applicable, with 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) According to the information and explanations given to us, there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute except for the following:

(₹ in lakhs)

Name of the statute	Nature of dues	Amount	Amount paid under Protest	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
Income Tax Act, 1961	Tax/ Interest demanded	Nil (*)	53.90	2011-12	Income Tax Appellate Tribunal order passed and referred the case back to the Assessing Officer	
		Nil (*)	11.70	2013-14		
		Nil (*)	Nil	2014-15		
		Nil (*)	Nil	2017-18	Assessing Officer	
		4.30	Nil	2016-17	Commissioner of Income Tax (Appeals)	
		27.36	Nil	2014-15		
		13.34	Nil	2016-17		
		Nil(*)	Nil	2020-21		
		286.02	Nil	2021-22		
		14,809.04	Nil	2015-16	Writ petition is filed with the Madras High Court	
		1,253.77	Nil	2017-18		
		809.51	Nil	2018-19		
		2,779.09	Nil	2019-20		
Finance Act, 1994	Tax/ Interest demanded	1,094.37	56.32	2008-09 to 2014-15	Central Excise & Service Tax Appellate Tribunal Hyderabad	
		8.65	11.03	October 2012 – September 2015		
		253.24	17.26	April 2016-June 17		
		127.23	11.66	2015-16		
Central Goods and Service Tax Act,2017	Tax/ Interest demanded	94.57	9.46	2018-19	Office of the Assistant Commissioner (ST) (FAC), Chinawaltair Circle, Department of State Tax, Andhra Pradesh	

(*) No tax liability, however, the loss disallowance is under appeal.

(viii) According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.

(ix)(a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender, except for the below:

(₹ in lakhs)

Nature of borrowing, including debt securities	Name of lender	Amount not paid on due date	Whether principal or interest	No. of days delay	Remarks, if any (Period to which the amount pertains to)
Term Loan	LIC Housing Finance Limited	54.00	Principal	14	There is no continuing default as at balance sheet date
		29.00	Interest	14	

(b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of term loans during the year and there has been no utilisation during the current year of the term loans obtained by the Company during any previous years. Accordingly, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.

(d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.

(e) According to the information and explanations given to us, the Company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) and clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no fraud on the Company has been noticed or reported during the period covered by our audit.

(b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.

(c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.

(xiii) The Company has not entered into any transactions with the related parties covered under Section 188 of the Act. Further, according to the information and explanations given to us, the Company is not required to constitute an audit committee under section 177 of the Act. Accordingly, reporting under clause 3(xiii) of the Order is not applicable to the Company.

(xiv) According to the information and explanations given to us, the Company is not required to and consequently, does not have an internal audit system as per the provisions of section 138 of the Act. Accordingly, reporting under clause 3(xiv) of the Order is not applicable to the Company.

(xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company.

(d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.

(xvii) The Company has not incurred any cash loss in the current as well as the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

(xx) According to the information and explanations given to us, the Company has met the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, however, in the absence of average net profits in the immediately three preceding years, there is no requirement for the Company to spend any amount under sub-section (5) of section 135 of the Act. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

(xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

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

Sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 24213356BKEXZG1272

Place: Hyderabad
Date: 29 May 2024

Annexure II to the Independent Auditor's Report of even date to the members of Global Entropolis (Vizag) Private Limited on the financial statements for the year ended 31 March 2024

Independent Auditor's Report on the internal financial controls with reference to the 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 Global Entropolis (Vizag) Private Limited ('the Company') as at and for the year ended 31 March 2024, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The Company's Board of Directors are 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 2024, 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 Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 24213356BKEXZG1272

Hyderabad
29 May 2024

Global Entropolis (Vizag) Private Limited
Regd office: 40/43, 8th Main, 4th Cross, Sadashivnagar, Bangalore-560080
CIN: U45202KA2008PTC045671
Email ID: companysecretary@shriramproperties.com
Ph No. 080 - 4022 9999

Balance Sheet as at 31 March 2024
(All amounts in ₹ lakhs, unless otherwise stated)

	Note	As at 31 March 2024	As at 31 March 2023
ASSETS			
Non-current assets			
(a) Property, plant and equipment	2	12.38	18.70
(b) Other Intangible assets	3	1.40	2.10
(c) Non-current tax assets (net)	4	1,648.70	731.55
(d) Deferred tax assets (net)	5	-	672.65
(e) Other non-current assets	6a	0.40	31.62
Total non-current assets		**1,662.88**	**1,456.62**
Current assets			
(a) Inventories	7	10,824.00	6,423.57
(b) Financial assets			
(i) Trade receivables	8	272.08	997.46
(ii) Cash and cash equivalents	9	183.31	2,925.93
(iii) Bank balances other than (ii) above	10	-	600.27
(iv) Loans	11	5,874.43	-
(v) Other financial assets	12	344.80	13,467.11
(c) Other current assets	6b	5,406.49	14,737.68
Total current assets		**22,905.11**	**39,152.02**
Total assets		**24,567.99**	**40,608.64**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	13	1,302.40	1,302.40
(b) Other equity	14	16,503.55	14,327.89
Total equity		**17,805.95**	**15,630.29**
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	15a	-	-
(b) Provisions	19a	2.98	26.54
Total non-current liabilities		**2.98**	**26.54**
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	15b	-	15,928.98
(ii) Lease liabilities	16	-	5.00
(iii) Trade payables	17		
(a) Total outstanding dues of micro and small enterprises		237.77	34.33
(b) Total outstanding dues of creditors other than (iii) (a) above		514.44	1,687.15
(iv) Other financial liabilities	18	1,492.75	775.12
(b) Other current liabilities	20	4,473.52	6,462.77
(c) Provisions	19b	5.59	17.82
(d) Current tax liabilities (net)		34.99	40.64
Total current liabilities		**6,759.06**	**24,951.81**
Total equity and liabilities		**24,567.99**	**40,608.64**
Summary of material accounting policies	1.2		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
sd/-
Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
29 May 2024

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-
M Murali	**Balaji R**	**Ramaswamy Krishnaswamy**
Director	Director & CFO	Company Secretary
DIN: 00030096	DIN: 07831896	ACS: 28580
Bengaluru	Bengaluru	Bengaluru
29 May 2024	29 May 2024	29 May 2024

Global Entropolis (Vizag) Private Limited
Statement of profit and loss for the year ended 31 March 2024
(All amounts in ₹ lakhs, unless otherwise stated)

	Note	Year ended 31 March 2024	Year ended 31 March 2023
Revenue			
Revenue from operations	21	3,595.00	5,668.58
Other income	22	1,219.18	1,075.74
Total income		**4,814.18**	**6,744.32**
Expenses			
Material and contract cost	23	386.11	971.43
Changes in inventories	24	1,003.24	2,198.87
Employee benefits expense	25	118.45	174.73
Finance costs	26	293.29	2,185.62
Depreciation and amortisation expense	27	7.02	15.20
Other expenses	28	168.55	618.72
Total expenses		**1,976.66**	**6,164.57**
Profit before tax		**2,837.52**	**579.75**
Tax expense	29		
Deferred tax (credit)/ charge		672.65	(472.15)
Total tax (credit)/ expense		**672.65**	**(472.15)**
Profit after tax		**2,164.87**	**1,051.90**
Other comprehensive income			
(a) Items that will not be reclassified to profit or loss			
(i) Re-measurement of gains on defined benefit plans	38A	10.79	11.11
Total other comprehensive income for the year		**10.79**	**11.11**
Total comprehensive profit for the year		**2,175.66**	**1,063.01**
Earnings per share (Nominal value per share)	30		
Basic and diluted (₹)		166.22	80.77
Summary of material accounting policies	1.2		

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

sd/-

Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
29 May 2024

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-
M Murali	**Balaji R**	**Ramaswamy Krishnaswamy**
Director	Director & CFO	Company Secretary
DIN: 00030096	DIN: 07831896	ACS: 28580
Bengaluru	Bengaluru	Bengaluru
29 May 2024	29 May 2024	29 May 2024

Global Entropolis (Vizag) Private Limited
Statement of Cash Flows for the year ended 31 March 2024
(All amounts in ₹ lakhs, unless otherwise stated)

	Year ended 31 March 2024	Year ended 31 March 2023
A. Cash flow from operating activities		
Profit before tax	**2,837.52**	**579.75**
Adjustments		
Unwinding of receivables	(481.60)	(1,008.19)
Interest on bank deposits	(21.76)	(44.16)
Liabilities no longer required written back	(645.29)	-
Depreciation and amortisation expense	7.02	15.20
Finance costs	293.29	2,185.62
Provision for expected credit loss	-	273.61
Provision made for bad and doubtful advances	53.70	156.40
Operating profit before working capital changes	**2,042.88**	**2,158.23**
Working capital adjustments:		
Decrease/ (increase) in trade receivables	725.38	(33.00)
Decrease in inventories	1,032.11	5,271.50
Decrease in loans and other financial assets	8,095.45	4,225.30
(Increase) / decrease in other assets	9,384.63	(1,414.50)
Decrease / (increase) in trade payables	(323.98)	149.20
(Decrease) in other current liabilities	(1,989.25)	(2,754.90)
Increase/ (decrease) in financial liabilities	717.63	(57.60)
Increase / (decrease) in provisions	(25.00)	1.50
Cash generated from operations	**19,659.85**	**7,545.73**
Income tax paid, net	(922.80)	(157.30)
Net cash flows from operating activities	**18,737.05**	**7,388.43**
B. Cash flows from investing activities		
Loans to related parties, net of repayment	(5,874.43)	-
Interest income received	21.87	77.20
Movement in bank deposits	600.16	(57.10)
Net cash flows (used in)/ generated from investing activities	**(5,252.40)**	**20.10**
C. Cash flows from financing activities		
Repayment of term loans	(10,391.06)	(4,825.60)
Proceeds of borrowings from related parties (net)	(5,455.26)	1,884.46
Payment of principal component of lease liability	(5.00)	(10.60)
Payment of interest portion of lease liability	(0.16)	(1.42)
Finance costs paid	(375.79)	(1,993.94)
Net cash flows (used in) financing activities	**(16,227.27)**	**(4,947.10)**
Net increase/ (decrease) in cash and cash equivalents (A + B + C)	(2,742.62)	2,461.43
Cash and cash equivalents at the beginning of the year	2,925.93	464.50
Cash and cash equivalents at the end of the year	**183.31**	**2,925.93**
Components of cash and cash equivalents		
Cash and cash equivalents (refer note 9)	183.31	2,925.93
Total cash and cash equivalents	**183.31**	**2,925.93**

Global Entropolis (Vizag) Private Limited
Statement of Cash Flows for the year ended 31 March 2024
(All amounts in ₹ lakhs, unless otherwise stated)

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

Liabilities	As at 01 April 2022	Cash flows	Non-cash changes			As at 31 March 2023
			Adjustment of processing fee and prepaid guarantee commission	Accrued interest	Extinguishment of financial liability	
Borrowings from others	15,109.02	(4,825.60)	210.20	(19.90)	-	10,473.72
Lease liability	15.60	(12.02)	-	1.42	-	5.00
Loan from related party	3,570.80	1,884.46	-	-	-	5,455.26

Liabilities	As at 01 April 2023	Cash flows	Non-cash changes			As at 31 March 2024
			Adjustment of processing fee and prepaid guarantee commission	Accrued interest	Extinguishment of financial liability	
Borrowings from others	10,473.72	(10,391.06)	-	(82.66)	-	-
Lease liability	5.00	(5.16)	-	0.16	-	-
Loan from related party	5,455.26	(5,455.26)	-	-	-	-

As per our report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
sd/-
Nikhil Vaid
Partner
Membership No.: 213356
Hyderabad
29 May 2024

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/-
M Murali
Director
DIN: 00030096

Bengaluru
29 May 2024

sd/-
Balaji R
Director & CFO
DIN: 07831896

Bengaluru
29 May 2024

sd/-
Ramaswamy Krishnaswamy
Company Secretary
ACS: 28580

Bengaluru
29 May 2024

Global Entropolis (Vizag) Private Limited
Statement of Changes in Equity for the year ended 31 March 2024
(All amounts in ₹ lakhs, unless otherwise stated)

A. Equity share capital

Particulars	As at 01 April 2022	Changes during the year	As at 31 March 2023	Changes during the year	As at 31 March 2024
Equity share capital	1,302.40	-	1,302.40	-	1,302.40
	1,302.40	**-**	**1,302.40**	**-**	**1,302.40**

B. Other equity

	Reserves and surplus				
Particulars	**Securities premium**	**Retained earnings**	**Measurement of below market rate financial liability at fair value (*)**	**Deemed capital contribution (*)**	**Total**
Balance as at 01 April 2022	25,238.98	(23,653.82)	584.33	11,095.38	13,264.87
Profit for the year	-	1,051.90	-	-	1,051.90
Contribution made during the year **(*)**	-	-	-	-	-
Other comprehensive income for the year	-	11.11	-	-	11.11
Balance as at 31 March 2023	**25,238.98**	**(22,590.80)**	**584.33**	**11,095.38**	**14,327.89**
Profit for the year	-	2,164.87	-	-	2,164.87
Other comprehensive income for the year	-	10.79	-	-	10.79
Balance as at 31 March 2024	**25,238.98**	**(20,415.14)**	**584.33**	**11,095.38**	**16,503.55**

(*) Refer note 14.

As per our report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
sd/-
Nikhil Vaid
Partner
Membership No.: 213356
Hyderabad
29 May 2024

For and on behalf of the Board of Directors of
Global Entropolis (Vizag) Private Limited

sd/- sd/- sd/-

M Murali	**Balaji R**	**Ramaswamy Krishnaswamy**
Director	Director & CFO	Company Secretary
DIN: 00030096	DIN: 07831896	ACS: 28580
Bengaluru	Bengaluru	Bengaluru
29 May 2024	29 May 2024	29 May 2024

1 Company overview and material accounting policies information

1.1 Company overview

Global Entropolis (Vizag) Private Limited (‘Global Vizag' or ‘the Company’) is principally engaged in developing and sale of residential townships including villas and apartments. The Company has been engaged to develop an integrated residential township in Visakhapatnam district in Andhra Pradesh. The Company was incorporated on 19 March 2008 and has its registered office at 40/43, 8th Main, 4th Cross, Sadashivnagar, Bangalore-560080. The Company is a wholly owned subsidiary of Shriram Properties Limited (formerly known as Shriram Properties Private Limited).

1.2 Material 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 years presented.

The financial statements for the year ended 31 March 2024 were authorized and approved for issue by the Board of Directors on 29 May 2024.

b. Basis of preparation of financial statements

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

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. Standards issued but not yet effective

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from 1 April 2024.

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

(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.

1.2 Material accounting policies information (continued)

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 lakhs, 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. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company 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 most of its revenue arrangements.

Revenue is recognised on satisfaction of performance obligation upon transfer of control of residential units to customers in an amount that reflects the consideration the Group expects to receive in exchange for those residential units, unless:

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.

<u>Revenue from contracts with customers</u>

In case, revenue is recognised over the time, it is being recognised from the financial year in which the registration of sale deed is executed. In respect of 'over the period of time', the revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of project incurred (input method) for the respective projects determining the degree of completion of the performance obligation.

The period over which revenue is recognised is based on entity's right to payment for performance completed.

The revenue recognition of real estate property under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately in the Statement of Profit and Loss.

For projects executed through joint development arrangements, the land owner provides land and the Company undertakes to develop the project on such land. The Company has agreed to transfer a certain percentage of constructed area or certain percentage of the revenue proceeds in lieu of land owner providing land. As the Company cannot reasonably estimate the fair value of the consideration received, revenue from the development and transfer of constructed area/ revenue sharing arrangement and its corresponding project cost is being accounted based on the stand-alone selling price of the construction services provided by the Company to such land owners.

Unbilled revenue disclosed under other financial assets represents revenue recognised over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognised 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.

Rental income

Income from rentals are recognised as an income in the statement of profit and loss on a straight-line basis over the lease term except where scheduled increase in rent compensates the Company with expected inflationary costs.

Dividend income

Income from dividends are recognised 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.

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

Contract balances

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

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

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

1.2 Material accounting policies information (continued)

h. Inventories

Raw materials

Inventory includes raw materials used for the construction activity. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition and other costs incurred to get the properties ready for their intended use.

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

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.

i. Property, Plant and Equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. On transition to Ind AS i.e., on 01 April 2015 , the Company had elected to measure all its property, plant and equipment at the previous GAAP carrying value (deemed cost) 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 in 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 equipment	5 years
Furniture and fixtures	10 years
Computers	3 years
Vehicles	8 years
Leasehold improvements	shorter of lease period or 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.

j. Intangible assets

Recognition and initial measurement

Intangible assets (software) are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortization)

The cost of capitalized software is amortized over a period of 3 years from the date of its acquisition on a straight line basis.

k. 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 capitalization 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 capitalization are determined by applying a capitalization rate to the expenditures on that asset.

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

l. 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.

1.2 Material accounting policies information (continued)

m. Employee benefits

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of project under development, as the case may be. The Company's contributions towards provident fund are deposited with the Regional Provident Fund Commissioner under a defined contribution plan, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

Defined benefit plan

The Company has funded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognized in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries who use the projected unit credit method to calculate the defined benefit obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss or inventorized as a part of project under development, as the case may be.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in profit or loss as past service cost or inventorized as a part of project under development, as the case may be.

Actuarial gain or loss arising from experience adjustments and changes in actuarial assumptions are recognized in other comprehensive income in the year in which such gain or loss arise.

Compensated absences

The Company also provides benefit of vacation pay to its employees. Liability in respect of vacation pay becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss or inventorized as a part of project under development, as the case may be in the year in which such gains or losses arise.

The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

Other short-term benefits

Short-term employee benefits comprising employee costs including performance bonus is recognized in the statement of profit and loss on the basis of the amount paid or payable for the period during which services are rendered by the employee.

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 year 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.

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.

Current and deferred tax for the period

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

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.

1.2 Material accounting policies information (continued)

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

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

(i) Possible obligations which will be confirmed only by future events not wholly within the control of the Group or

(ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

q. 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. However, trade receivables that do not contain a significant financing component are measured at transaction value.

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.

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

Equity investments

All equity investments in the scope of Ind AS 109,' Financial Instruments', are measured at fair value. Equity instruments which are held for trading and contingent consideration has been recognized by an acquirer in a business combination to which Ind AS 103,' Business Combinations' applies, are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in OCI with subsequent changes in the fair value.

The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in the OCI.

There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of investment.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

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.

r. 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

1.2 Material accounting policies information (continued)

s. 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.

t. 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.

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.

u. Leases

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

Company as a lessee

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

Right-of-use assets

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

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset

Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers
In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

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

1.2 Material accounting policies information (continued)

v. 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.

w. 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.

1.3 Significant judgements and estimates in applying accounting policies

a. Revenue from contracts with customers - The Company has applied judgements 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 financial assets.

d. 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 estimate.

e. Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

(All amounts in ₹ lakhs, unless otherwise stated)

2 Property, plant and equipment (PPE)

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

Particulars	Computers	Furniture and Fixtures	Vehicles	Office equipment	Electrical fittings	Right of use building	Total
Gross carrying amount							
As at 1 April 2022	23.40	6.00	15.30	20.10	4.40	41.60	**110.80**
Additions	-	-	-	-	-	-	**-**
As at 31 March 2023	**23.40**	**6.00**	**15.30**	**20.10**	**4.40**	**41.60**	**110.80**
Additions	-	-	-	-	-	-	-
As at 31 March 2024	**23.40**	**6.00**	**15.30**	**20.10**	**4.40**	**41.60**	**110.80**
Accumulated depreciation							
As at 1 April 2022	21.90	6.00	7.30	12.80	1.60	28.00	**77.60**
Charge for the year	0.30	-	1.80	2.30	0.50	9.60	**14.50**
As at 31 March 2023	**22.20**	**6.00**	**9.10**	**15.10**	**2.10**	**37.60**	**92.10**
Charge for the year	0.08	-	1.19	1.05	-	4.00	**6.32**
As at 31 March 2024	**22.28**	**6.00**	**10.29**	**16.15**	**2.10**	**41.60**	**98.42**
Net block							
As at 31 March 2023	**1.20**	**-**	**6.20**	**5.00**	**2.30**	**4.00**	**18.70**
As at 31 March 2024	**1.12**	**-**	**5.01**	**3.95**	**2.30**	**-**	**12.38**

a. Contractual obligations

There are no contractual commitments pending for the acquisition of property, plant and equipment as at 31 March 2024 and 31 March 2023.

b. Capitalized borrowing cost

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

c. Details of PPE pledged

No Property, plant and equipment have been pledged as at 31 March 2024 and 31 March 2023.

d. The Company has not revalued its Property, Plant and Equipment (including right of use assets) during the year ended 31 March 2024 and 31 March 2023.

3 Other Intangible assets

Particulars	Computer software	Total
Gross carrying amount		
As at 1 April 2022	19.90	**19.90**
Additions	-	**-**
As at 31 March 2023	**19.90**	**19.90**
Additions	-	**-**
As at 31 March 2024	**19.90**	**19.90**
Accumulated depreciation		
As at 1 April 2022	17.10	**17.10**
Charge for the year	0.70	**0.70**
Up to 31 March 2023	**17.80**	**17.80**
Charge for the year	0.70	**0.70**
As at 31 March 2024	**18.50**	**18.50**
Net block		
As at 31 March 2023	**2.10**	**2.10**
As at 31 March 2024	**1.40**	**1.40**

Note

a The Company has not revalued its intangible assets as at the balance sheet date.

	As at 31 March 2024	As at 31 March 2023
4 Non-current tax assets (net)		
Advance income tax (net of provision for taxation) (*)	1,648.70	731.55
	1,648.70	**731.55**

(*) Includes amount deposited with tax authorities under protest amounting to ₹ 65.60 lakhs (31 March 2023: ₹ 65.60 lakhs)

5 Deferred tax assets, net

Deferred tax asset arising on account of:		
Carry forward of business losses	-	672.65
	-	**672.65**

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. Due to lack of convincing evidence the Company has not recorded deferred tax asset on deductible temporary differences which primarily includes the carry forwarded business losses amounting to ₹ 2,089.13 lakhs as at 31 March 2024 (31 March 2023 : ₹ 1,257.00 lakhs). The above losses will expire over 2-5 years.

Movement in deferred tax assets

Particulars	As at 01 April 2023	Recognised in securities premium	Recognised in OCI	Recognised in profit and loss	As at 31 March 2024
Deferred tax asset					
Carry forward of business losses	672.65	-	-	(672.65)	-
	672.65	**-**	**-**	**(672.65)**	**-**

Particulars	As at 01 April 2022	Recognised in securities premium	Recognised in OCI	Recognised in profit and loss	As at 31 March 2023
Deferred tax asset					
Carry forward of business losses	200.50	-	-	472.15	672.65
	200.50	**-**	**-**	**472.15**	**672.65**

6 Other assets

a Non-current		
Security deposits	0.40	31.62
	0.40	**31.62**
b Current		
Unsecured, considered good		
Advances to suppliers and contractors	424.48	553.38
Unbilled revenue (^)	4,456.14	12,613.22
Prepaid expenses	9.28	11.52
Duties and taxes recoverable (*)	516.59	510.49
Receivable from Co-developer	-	1,049.07
	5,406.49	**14,737.68**
Unsecured, considered doubtful		
Advances to suppliers and contractors	111.67	156.40
Unbilled Revenue	273.61	273.61
Less: Provision for doubtful advances	(385.28)	(430.01)
	-	**-**
	5,406.49	**14,737.68**

(^) Details of assets pledged as per note 31

(*) Includes amount deposited with tax authorities under protest amounting to ₹ 105.75 lakhs (31 March 2023: ₹ 105.75 lakhs)

	As at 31 March 2024	As at 31 March 2023
7 Inventories (*)		
Raw materials	97.55	126.42
Properties under development **(^)**	10,726.45	6,297.15
	10,824.00	**6,423.57**

(*) Details of assets pledged as per note 31

(^) Includes the Company's entitlement on proportionate share of constructed properties receivable pursuant to contractual agreements, amounting to ₹ 7,832.54 lakhs (31 March 2023 : ₹ 2,400 lakhs) which includes ₹ 5,182.54 lakhs (31 March 2023: ₹ Nil) from related party (Refer note 37) (also refer note 12).

Note:

Reversal of write-down of inventories to net realisable value amounted to ₹ 316.80 lakhs. This was recorded as a reduction in expense during the period ended 31 Mar 2024 and included in in 'changes in inventories' in statement of profit and loss.

Write-down of inventories to net realisable value amounted to ₹ 732.60 lakhs for the year ended 31 March 2023. This was recorded as expense during the year ended 31 March 2023 and included in in 'changes in inventories' in the statement of profit and loss.

8 Trade receivables (*)

	As at 31 March 2024	As at 31 March 2023
Current		
Trade receivables	736.26	1,674.97
Less: Provision for doubtful debts	(464.18)	(677.51)
	272.08	**997.46**
Break up of security details		
Trade receivables considered good - secured	151.24	414.47
Trade receivables considered good - unsecured	120.84	582.99
Trade receivables which have significant increase in credit risk	464.18	677.51
Credit impaired	(464.18)	(677.51)
	272.08	**997.46**

Trade receivables ageing schedule:

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	**6 months - 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
As at 31 March 2024						
Undisputed Trade receivables- considered good	41.31	0.83	95.78	80.03	54.13	272.08
Undisputed Trade receivables- which have significant increase in credit risk	-	-	-	-	464.18	464.18
As at 31 March 2023						
Undisputed Trade receivables- considered good	120.96	95.78	80.03	75.10	625.59	997.46
Undisputed Trade receivables- which have significant increase in credit risk	-	-	-	-	677.51	677.51

(*) Details of assets pledged as per note 31

	As at 31 March 2024	As at 31 March 2023
9 Cash and cash equivalents (*)		
Cash on hand	0.71	1.01
Balances with banks		
In escrow accounts	-	133.72
In current accounts	167.47	1,225.44
In deposit accounts of original maturity of less than three months	15.13	1,565.76
	183.31	**2,925.93**

Note:

There are no undrawn committed borrowing facilities as at 31 March 2024 and 31 March 2023.

(*) Details of assets pledged as per note 31

10 Bank balances other than cash and cash equivalents		
Deposits with maturity for more than 3 months but less than 12 months (*)	-	600.27
	-	**600.27**

(*) Details of assets pledged as per note 31

11 Loans

	As at 31 March 2024	As at 31 March 2023
Current		
(Unsecured, considered good)		
Loans to related parties (refer note 37)	5,874.43	-
	5,874.43	**-**

Loans and advances to Directors / KMP / Related parties repayable on demand

Type of borrower	As at 31 March 2024		As at 31 March 2023	
	Amount outstanding	Percentage of total	Amount outstanding	Percentage of total
Promoter	5,874.43	100.00%	-	-
	5,874.43	**100.00%**	**-**	**-**

12 Other financial assets

	As at 31 March 2024	As at 31 March 2023
Current		
Receivable from transfer of development rights **(*)**	-	13,117.67
Other receivables	365.80	349.44
	365.80	**13,467.11**
Less: Provision for expected credit loss	(21.00)	-
	344.80	**13,467.11**

(*) During the year ended 31 March 2016, the Company had proportionately assigned its development rights over 23 lakhs square feet out of 51 lakhs square feet in favour of a third party ("assignee") for a deferred consideration of ₹ 28,000 lakhs. The receivable represents the consideration which will be settled over a period of 5 years through cash payment of ₹ 25,600 lakhs which has been measured at fair value. In addition to above, the Company will receive 1 lakh square feet of constructed area in lieu of the balance consideration.
Further during the year, the Company has entered into final settlement with Iconica Projects, according to which the entity transferred inventory of 94,228 sq ft in project "Divine City Phase-III" out of Gardencity group's share by way of assignment deed and additional 5,000 sq ft in Iconica Grande project (refer note 7)

13 Equity share capital

	As at 31 March 2024		As at 31 March 2023	
Authorized share capital	Number	Amount	Number	Amount
Equity shares of face value of ₹10 each				
Class A equity shares	13,025,000	1,302.50	13,025,000	1,302.50
Class B equity shares	6,595,000	659.50	6,595,000	659.50
Class C equity shares	2,500,000	250.00	2,500,000	250.00
	22,120,000	**2,212.00**	**22,120,000**	**2,212.00**
Issued, subscribed and fully paid-up shares				
Equity share capital of face value of ₹10 each				
Class A equity shares of ₹10 each	13,024,000	1,302.40	13,024,000	1,302.40
	13,024,000	**1,302.40**	**13,024,000**	**1,302.40**

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

Equity shares

	As at 31 March 2024		As at 31 March 2023	
	Number	Amount	Number	Amount
Class A				
Balance at the beginning of the year	13,024,000	1,302.40	13,024,000	1,302.40
Change during the year	-	-	-	-
Balance at the end of the year	**13,024,000**	**1,302.40**	**13,024,000**	**1,302.40**

b. Terms/rights attached to equity shares

The Company has three class of equity shares, viz. Class A, B and C, having a par value of ₹10 per share. Class A equity shares have a voting rights of one vote per equity. Class B equity shares have no voting rights but entitled to dividends and with put option for buy back. Class C equity shares have no voting rights but entitled to dividends. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company in proportion of their holdings in accordance with the shareholders agreement.

c. Details of shareholders holding more than 5% shares in the Company, shares held by holding company and promoters

Particulars	As at 31 March 2024		As at 31 March 2023	
	Number	% holding in the class (^)	Number	% holding in the class (^)
Class A equity shares				
Shriram Properties Limited (#) (Holding company and Promoter)	13,024,000	100%	13,024,000	100%

(#) (Including 10 shares held by nominee shareholder)
(^) there has been no change in percentage of shares held by the promoters during the reporting periods.

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:

There have been no buy back of shares, issue of bonus shares and issue of shares pursuant to contract without payment being received in cash for the period of 5 years immediately preceding the reporting date.

14 Other equity	**As at 31 March 2024**	**As at 31 March 2023**
Securities premium	25,238.98	25,238.98
Measurement of below market rate financials liability at fair value	584.33	584.33
Deemed capital contribution	11,095.38	11,095.38
Retained earnings	(20,415.14)	(22,590.80)
	16,503.55	**14,327.89**

Nature and purpose of reserves

Securities premium

Securities premium reserve is created to record the premium received over and above the face value of shares at the time of issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act 2013.

Measurement of below market rate financials liability at fair value

Represents accounting for corporate guarantee provided by the Holding company

Deemed capital contribution

The Company had an outstanding loan balance of ₹ 14,666.20 Lakh payable to Shriram Properties Limited (Holding Company) as on 31 March 2022. The loan carried market interest rate of 16% p.a and was repayable on demand. During the year ended 31 March 2022, based on mutual discussion, the Holding Company had approved waiver of a portion of the aforesaid outstanding loan balance, including interest charge for the year, and such 'Gain on extinguishment of financial liability' has been treated as 'Capital contribution' directly in equity as it is arising out of transaction with shareholder.

15 Borrowings	**As at 31 March 2024**	**As at 31 March 2023**
a Non-current		
Term loans (Secured)		
From body corporates	-	10,473.72
Less: Current maturities for long term borrowings	-	(10,473.72)
	-	**-**
b Current		
Unsecured loans		
Loan from related parties (refer note 37)	-	5,455.26
Current maturities for long term borrowings	-	10,473.72
	-	**15,928.98**
	-	**15,928.98**

Note:

1. The Company does not have any charge which is yet to be registered with Registrar of Companies (ROC) beyond the statutory period.
2. The Company has not defaulted in repayment of any principal amount and interest there on to any lender.
3. In the current year, the Company had defaulted in repayment of loan and interest thereon to LIC Housing Finance Limited. This was due to negotiations with ICONICA Constructions for take over of loan in lieu of consideration receivable for transfer of development rights (refer note 12). The settlement had happened during April 2023 and entire loan amount has been paid off.

Name of the lender	**Amount not paid on due date**	**Whether principal or interest**	**No. of days delay or unpaid till the date of audit report**	**Remarks (period to which the amount pertains to)**
LIC Housing Finance Limited	54.00 29.00	Principal Interest	14 days 14 days	There is no continuing default as at balance sheet date

15. Borrowings (Continued)

Sl.No	Particulars	Nature of security	Repayment details	Interest rate %	31 March 2024	31 March 2023
Non-current borrowings						
Secured						
Term loans from body corporates						
i)	LIC Housing Finance Limited	a. Equitable mortgage of project land and structure thereon in the project "Shriram Panorama Hills" located at Visakhapatnam, Andhra Pradesh excluding 10% or more area which is mortgaged with a statutory authority as per the laws prevailing in the region. b. Equitable mortgage of land of Bengal Shriram Hitech City Private Limited (Fellow Subsidiary) measuring 37.20 acres situated in Uttarpara, West Bengal including all present and future structures standing thereon. c. Assignment/ hypothecation of the Company's share of receivable in the project "Shriram Panorama"	(i) Repayable in 30 monthly instalments after a moratorium period of 42 months starting October 2018 or ii) after receipt of cumulative sales of ₹ 93,700 Lakhs, at least 30% of sale proceeds shall be adjusted towards repayment of principal dues without prepayment charges from all future receivables (Tied or untied)	14.35% to 16.10%	-	8,013.90
ii)	LIC Housing Finance Limited	a. Second charge on Project land and structure thereon in the project "Shriram Panorama Hills" located at Visakhapatnam, Andhra Pradesh excluding 10% or more area which is mortgaged with a statutory authority (VUDA) as per the law. b. Hypothecation of receivables from project "Shriram Panorama Hills"	Repayable in 48 equated monthly instalments after a moratorium period of 12 months starting April 2021	14%	-	2,459.82
					-	**10,473.72**
Current borrowings						
Unsecured loans						
iii)	Shriram Properties Limited	Unsecured (Interest free)	Repayable on demand	Interest free	-	5,455.26
					-	**5,455.26**

(All amounts in ₹ lakhs, unless otherwise stated)

		As at 31 March 2024	As at 31 March 2023
16	**Lease Liabilities**		
	Current		
	Lease liability (refer note 35)	-	5.00
		-	**5.00**
17	**Trade payables**		
	Due to micro and small enterprises	237.77	34.33
	Dues to creditors other than micro and small enterprises	514.44	1,687.15
		752.21	**1,721.48**

Note:

The disclosure in respect of amounts payable to micro and small enterprises as at 31 March 2024 and 31 March 2023 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.

	Particulars	31 March 2024	31 March 2023
i)	the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;		
	- Principal	196.88	15.35
	- Interest	40.89	18.98
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;	-	-
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;	-	-
iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	40.89	18.98
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 of the MSMED Act, 2006.	-	-

Trade payable ageing as at reporting date is as below:

Particulars	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2024						
MSME	-	105.73	120.69	11.36	-	237.77
Others	168.26	87.14	182.98	76.06	-	514.44
As at 31 March 2023						
MSME	-	4.31	1.76	22.16	6.10	34.33
Others	272.74	604.60	170.98	122.11	516.72	1,687.15

		As at 31 March 2024	As at 31 March 2023
18	**Other financial liabilities**		
	Current		
	Refund due to customers	595.54	631.44
	Corpus and maintenance due to association	542.57	36.00
	Security deposits	8.20	8.20
	Other payables	346.44	99.48
		1,492.75	**775.12**
19	**Provisions**		
a	**Non-current**		
	Provision for employee benefits		
	Gratuity (refer note 38A)	2.98	26.54
		2.98	**26.54**
b	**Current**		
	Provision for employee benefits		
	Gratuity (refer note 38A)	2.67	6.05
	Compensated absence	2.92	11.77
		5.59	**17.82**

		As at 31 March 2024	As at 31 March 2023
20	**Other current liabilities**		
	Revenue received in advance	1,764.51	3,588.66
	Others		
	Statutory dues payable	280.83	404.64
	Payable to land owner **(*)**	28.18	69.47
	Other payables **(**)**	2,400.00	2,400.00
		4,473.52	**6,462.77**

(*) Representing the Company's obligation under the joint development agreement

(**) During the year ended 31 March 2016, the Company had proportionately assigned its development right over 23 Lakh square feet out of 51 Lakh square feet in favour of a third party for a deferred consideration of ₹ 28,000.00 lakh. The consideration will be settled over the period through cash payment of ₹ 25,600.00 lakh which has been measured at fair value and the Company will receive 1 Lakh square feet of constructed area in lieu of the balance consideration of ₹ 2,400.00 lakh. Built-up area received under the assignment deed is to be transferred to Global Entropolis Asia Private Limited, in terms of joint development agreement (as amended) between the parties. Accordingly, the Company has reported the liability of ₹ 2,400.00 lakh towards this obligation. Refer note 12.

		Year ended 31 March 2024	Year ended 31 March 2023
21	**Revenue from operations ($)**		
	Sale of constructed properties	1,707.28	2,311.63
	Other operating income		
	Development management fees	-	379.60
	Income from sale of development rights (#)	1,887.72	2,977.35
		3,595.00	**5,668.58**

(#) Further to the information given in note 12, during the current year, the Company has entered into full and final settlement with the assignee and consideration received over and above the amount receivable is recognised as revenue in the current year.

During the previous year, the Company and the assignee had entered into a supplementary agreement and agreed for an additional consideration for delay in discharging the obligations of the assignee under the said assignment agreement. As the additional consideration was towards previously completed performance obligations of the Company, entire amount had been recognised as revenue during the previous year.

($) Disaggregated revenue information

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

	Revenue recognition at a point of time	1,887.72	2,977.35
	Revenue recognition over period of time	1,707.28	2,691.23
		3,595.00	**5,668.58**
22	**Other income**		
	Unwinding of receivables	481.60	1,008.19
	Interest on bank deposits	21.76	44.16
	Liabilities no longer required written back	645.29	-
	Miscellaneous	70.53	23.39
		1,219.18	**1,075.74**
23	**Material and contract cost**		
	Material and contract cost	386.11	971.43
		386.11	**971.43**
24	**Changes in inventories**		
	Inventory at the beginning of the year		
	Properties under development	6,297.15	11,512.40
		6,297.15	**11,512.40**
	Less: Inventory at the end of the year		
	Properties under development	10,726.45	6,297.15
		10,726.45	**6,297.15**
	Less: Adjustment on account of assignment of development rights (*)	-	(3,016.38)
	Add: Inventory acquired pursuant to settlement with ICONICA Projects towards receivable from transfer of development rights. Refer note 12.	5,432.54	-
		1,003.24	**2,198.87**

(*) During the previous year, the Company has assigned development rights on Block-III of the project "Shriram Panorama Hills" with a saleable area of 131,828 sq. ft. to third party at mutually agreed consideration.

Global Entropolis (Vizag) Private Limited
Summary of material accounting policies and other explanatory information
(All amounts in ₹ lakhs, unless otherwise stated)

		Year ended 31 March 2024	Year ended 31 March 2023
25	**Employee benefits expense (*)**		
	Salaries, wages and bonus	104.39	153.79
	Contribution to provident fund and other funds (refer note 38B)	7.53	11.59
	Gratuity expenses (refer note 38A)	3.60	5.62
	Staff welfare expenses	2.93	3.73
		118.45	**174.73**

(*) Includes employee benefit expense inventorised amounting to ₹ Nil (31 March 2023 : ₹ 6.26 Lakh) for the year ended 31 March 2024.

26	**Finance costs (net) (*)**		
	Finance expense :		
	Interest expense		
	- on term loans	95.61	2,038.60
	Guarantee commission expense (refer note 37)	-	131.13
	Loan pre-closure charges	137.54	-
	Others	60.14	15.89
		293.29	**2,185.62**

(*) Includes finance cost inventorised amounting to ₹ Nil (31 March 2023 : ₹ 108.60 Lakh) for the year ended 31 March 2024.

27	**Depreciation and amortization**		
	Depreciation of tangible assets (refer note 2)	6.32	14.50
	Amortisation of intangible assets (refer note 3)	0.70	0.70
		7.02	**15.20**
28	**Other expenses**		
	Repairs and maintenance to buildings	8.75	10.23
	Legal and professional (*)	54.11	132.56
	Travel and conveyance	17.50	20.50
	Rates and taxes	-	4.74
	Communication costs	3.67	5.81
	Advertising and sales promotion	-	4.72
	Provision for bad and doubtful advances	53.70	156.40
	Provision for expected credit loss	-	273.61
	Power and fuel	1.03	3.01
	Printing and stationery	4.03	5.04
	Miscellaneous expenses	25.76	2.11
		168.55	**618.72**
(*)	**Payment to auditor (on accrual basis, excluding GST)**		
	As auditor:		
	Statutory audit	7.00	18.00
	Reimbursement of expenses	1.30	0.76
		7.00	**18.00**
29	**Tax expense**		
A.	**Tax expense comprises of:**		
	Deferred tax charge/ (credit)	672.65	(472.15)
	Income tax expense/ (credit) reported in the statement of profit	**672.65**	**(472.15)**

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

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% and the reported tax expense in the statement of profit or loss are as follows:

Accounting profit before income tax	**2,837.52**	**579.75**
Effective tax rate in India, applicable to the Company	25.17%	25.17%
Expected tax expense	714.15	145.91
Unrecorded deferred tax asset on other temporary differences	(111.32)	(114.84)
Tax effect of non-deductible expenses	-	33.00
Reversal of deferred tax asset created in earlier years on the brought forward losses due to lack of probable future taxable income.	69.82	-
Deferred tax asset created on brought forward losses in the previous year, due to availability of convincing evidence regarding sufficient taxable profits will be available against which the unused tax loses can be utilised	-	(472.13)
ilisation of brought forwarded loses on which Deferred tax asset was not created earl	-	(64.07)
Income tax expense/ (credit)	**672.65**	**(472.15)**

	Year ended 31 March 2024	Year ended 31 March 2023
30 Earnings per share (EPS)		
Weighted average number of shares outstanding	13,024,000	13,024,000
Net profit after tax attributable to equity shareholders	2,164.87	1,051.90
Earnings per share (₹):		
Basic and diluted	166.22	80.77
Nominal value - Rupees (₹) per equity share	10	10

31 Assets pledged as security	**Note**	**As at 31 March 2024**	**As at 31 March 2023**
The carrying amounts of assets pledged as security for borrowings			
Current			
Financial assets (first charge)			
Trade receivables **(*)**	8	-	997.46
Unbilled revenue **(*)**	12 & 6b	3,041.28	11,254.49
Bank deposits	9 & 10	-	2,166.03
Non-financial assets (First charge)			
Inventories	7	-	6,423.57
Total assets pledged as securities		**3,041.28**	**20,841.55**

(*) Includes DM fees receivable (billed and unbilled) from Gateway Office Parks Private Limited amounting to ₹ 3,041.28 lakhs (31 March 2023 - 11,254.49 lakhs) pledged against the loan availed by the Holding company as at 31 March 2024.

(All amounts in ₹ lakhs, unless otherwise stated)

32 Financial instruments

Financial instruments by category

The carrying value and fair value of financial instruments by categories as at 31 March 2024 were as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Trade receivables	8	-	-	272.08	272.08	272.08
Loans	11	-	-	5,874.43	5,874.43	5,874.43
Cash and cash equivalents including other bank balances	9 ,10	-	-	183.31	183.31	183.31
Other financial assets	4b	-	-	344.80	344.80	344.80
Total financial assets		**-**	**-**	**6,674.62**	**6,674.62**	**6,674.62**
Financial liabilities :						
Trade payables	17	-	-	752.21	752.21	752.21
Other financial liabilities	18	-	-	1,492.75	1,492.75	1,492.75
Total financial liabilities		**-**	**-**	**2,244.96**	**2,244.96**	**2,244.96**

The carrying value and fair value of financial instruments by categories as at 31 March 2023 were as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Trade receivables	8	-	-	997.46	997.46	997.46
Loans and advances	11	-	-	-	-	-
Cash and cash equivalents including other bank balances	9 ,10	-	-	3,526.20	3,526.20	3,526.20
Other financial assets	12a,12	-	-	13,467.11	13,467.11	13,467.11
Total financial assets		**-**	**-**	**17,990.77**	**17,990.77**	**17,990.77**
Financial liabilities :						
Borrowings	15a, 15b	-	-	15,928.98	15,928.98	15,928.98
Lease Liabilities	16			5.00	5.00	5.00
Trade payables	17	-	-	1,721.48	1,721.48	1,721.48
Other financial liabilities	18	-	-	775.12	775.12	775.12
Total financial liabilities		**-**	**-**	**18,430.58**	**18,430.58**	**18,430.58**

i. Notes to financial instruments

The management assessed that the fair value of cash and cash equivalents, other bank balances, trade receivables, borrowings, 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.

ii. Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the statement of financial position 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 or indirectly

Level 3: unobservable inputs for the asset or liability

iii. There are no financial assets and liabilities measured at fair value on a recurring basis as at 31 March 2024 and 31 March 2023.

(All amounts in ₹ lakhs, unless otherwise stated)

33 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 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 equivalent, other bank balances 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 written principles for overall risk management, as well as policies covering specific areas, such interest rate risk, credit risk and investment of excess liquidity.

a. Credit risk

Credit risk arises from cash and cash equivalents, trade receivables, investments carried at amortized cost and deposits with banks and financial institutions.

Credit risk management

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.

i) Low credit risk

ii) High credit risk

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

Asset Group	Description	Provision for expenses credit	31 March 2024	31 March 2023
Low credit risk	Cash and cash equivalents, other bank balances and secured trade receivables	life time expected credit loss	334.55	3,940.67
High credit risk	Unsecured trade receivables, loans and other financial assets	Life time expected credit loss or fully	6,340.07	14,050.10

(*) 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.

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:

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
31 March 2024			
Loans	5874.43	-	5,874.43
Other financial assets	365.80	21.00	344.80
Trade receivables	736.26	464.18	272.08
Cash and cash equivalents	183.31	-	183.31
31 March 2023			
Loans	-	-	-
Other financial assets	13,467.11	-	13,467.11
Trade receivables	1,674.97	677.51	997.46
Cash and cash equivalents	2,925.93	-	2,925.93
Bank balances other than above	600.27	-	600.27

(All amounts in ₹ lakhs, unless otherwise stated)

33 Financial risk management (continued)

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 years indicated.

During the years presented, the Company made write-offs of trade receivables in current year and it does not expect to receive future cash flows or recoveries from collection of cash flows previously written off.

The movement in allowance for impairment in respect of trade receivables and other financial asset during the year was as follows:

Particulars	Other current assets		Other financial assets		Trade Receivables	
	31 March 2024	31 March 2023	31 March 2024	31 March 2023	31 March 2024	31 March 2023
Opening balance	430.01	-	-	-	677.52	941.91
Add: Expected credit loss recognised (net)	-	430.01	21.00	-	-	-
Less: Write off	(44.73)	-	-	-	(213.33)	(264.39)
Closing balance	**385.28**	**430.01**	**21.00**	**-**	**464.18**	**677.52**

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 in major currencies 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.

	Less than 1 year	1 years to 5 years	5 years and above	Total
31 March 2024				
Non-derivatives				
Trade payables	613.33	138.88	-	752.21
Other financial liabilities	1,492.75	-	-	1,492.75
Total	**2,106.09**	**138.88**	**-**	**2,244.96**
31 March 2023				
Non-derivatives				
Borrowings	16,042.34	-	-	16,042.34
Lease liabilities	5.11	-	-	5.11
Trade payables	1,434.18	287.30	-	1,721.48
Other financial liabilities	775.12	-	-	775.12
Total	**18,256.75**	**287.30**	**-**	**18,544.05**

c. 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. Below is the overall exposure of the borrowing:

	31 March 2024	31 March 2023
Variable rate borrowings **(*)**	-	8,013.90
Fixed rate borrowings	-	7,915.08
Total borrowings	**-**	**15,928.98**

(*) Excludes adjustment of unamortised processing fees and guarantee commission

Interest rate risk

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

Particulars		
Interest rates – increase by 50 basis points (50 bps)	2.39	52.55
Interest rates – decrease by 50 basis points (50 bps)	(2.39)	(52.55)

(All amounts in ₹ lakhs, unless otherwise stated)

34 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 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 2024**	**31 March 2023**
Borrowings	-	15,928.98
Less: Cash and cash equivalents	-	(2,925.93)
Less : Bank balances other than cash and cash equivalents	-	(600.27)
Net debt	**-**	**12,402.78**
Total equity	17,805.95	15,630.29
Gearing ratio	**-**	**0.79**

(i) Equity includes all capital and reserves of the Company that are managed as capital
(ii) Debt is defined non-current borrowings, current 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 call loans and borrowings. There have been no breaches in the financial covenants of any to immediately call 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 2024 and 31 March 2023.

35 Leases

Following are the changes in the carrying value of right of use assets for the year ended 31 March 2024 and 31 March 2023

Particulars	**ROU (Buildings**
Net Block as on 01 April 2022	**13.60**
Depreciation for the year	(9.60)
Net block as on 31 March 2023	**4.00**
Depreciation for the year	(4.00)
Net block as on 31 March 2024	**-**

The following is the movement in lease liabilities during the year ended 31 March 2024 and 31 March 2023

Particulars	**Lease liability**
As on 01 April 2022	**15.60**
Finance cost accrued during the year	1.42
Payment of lease liabilities	(12.02)
As on 31 March 2023	**5.00**
Finance cost accrued during the year	0.16
Payment of lease liabilities	(5.16)
As on 31 March 2024	**-**

The incremental borrowing rate applied to lease liabilities as at the inception of the lease is 13%

Lease liabilities:

The maturity analysis of lease liabilities are disclosed below:	**31 March 2024**	**31 March 2023**
Not later than one year	-	5.16
Later than one year and not later than five year	-	-
Later than five years	-	-
Less: Future interest expense	-	(0.16)
Total	**-**	**5.00**

The following are the amounts recognised in the statement of profit & loss	**31 March 2024**	**31 March 2023**
Depreciation expense of right-of-use assets	4.00	9.60
Interest expense on lease liabilities	0.16	1.42
Expense relating to short-term leases	-	-
Total amount recognised in the statement of profit or loss	**4.16**	**11.02**

`

	31 March 2024	31 March 2023
36 Contingent liabilities and commitments :		
(to the extent not provided for)		
(a) Claims against the company not acknowledged as debt :		
(i) Income Tax matters (refer note I below)	5,726.49	5,715.40
(ii) Demand from Service Tax Department (refer note II below)	139.39	139.39
(iii) RERA customer litigations	refer note III below	

I The Income Tax Authorities have disputed certain allowances claimed by the Company and resultant carry forward of business losses pertaining to different assessment years. Further, asessment under section 153C of the Income tax act, 1961 has been carried out during the current year and orders have been received. The Company is contesting the aforesaid adjustments/ demands made by the Income Tax Authorities, which are pending before various forums and deposited ₹ 65.60 lakhs (31 March 2023: ₹ 65.60 lakhs) under protest with tax authorities. Based on the advice from independent tax/ legal experts and the development on the appeals, the management is confident that the aforesaid adjustments/ demands will not be sustained on completion of the proceedings and accordingly, pending the decision by the various forums, no provision has been made in these financial statements.

II There are various disputes pending with the authorities of service tax. The Company is contesting these demands raised by authorities and are pending at various appellate authorities and deposited ₹ 105.75 lakhs (31 March 2023: ₹105.75 lakhs) under protest with tax authorities. Based on the grounds of the appeals and advice of the independent legal counsels, the management believes that there is a reasonably strong likelihood of succeeding before the various authorities. Pending the final decisions on the above matter, no adjustment has been made in these financial statements.

III The Company is contesting various litigations with Real Estate Regulatory Authority (RERA) and RERA Appellate tribunal pertaining to compensation claim by customers for delayed handover of flats. Based on the grounds of the appeals and advice of the independent legal counsels, the management believes that there is a reasonably strong likelihood of succeeding before these authorities. Pending the final decisions on the above matter, no adjustment has been made in these financial statements.

(b) Commitments:

The Company has entered into joint development agreement with owner of land for its construction and development. Under the agreement the Company is required to share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.

37 Related party transactions

Names of the related parties and description of relationship

(i)	**Party exercising control**	Shriram Properties Limited (Holding company)
(ii)	**Key management personnel (KMP)**	Murali M (Director) Vaidyanathan Ramamurthy (Director) Balaji R (Director)
(iii)	**Other related party**	Bengal Shriram Hitech City Private Limited (Fellow subsidiary) Shriprop Developers Private Limited (Fellow subsidiary) Shrivision Elevation Private Limited (Joint Venture of Holding Company)

(iv) Balances with related parties

Particulars	31 March 2024			31 March 2023		
	Holding Company	Other related parties	KMP	Holding Company	Other related parties	KMP
Shriram Properties Limited						
Loan taken	-	-	-	5,455.26	-	-
Loan given	5,874.43	-	-	-	-	-
Corporate guarantee received	-	-	-	30,000.00	-	-
Corporate guarantee given	6,500.00	-	-	6,500.00	-	-
Security given	3,041.28	-	-	11,254.49	-	-
Bengal Shriram Hitech City Private Limited						
Security received	-	-	-	-	6,109.64	-
Shrivision Elevation Private Limited						
Development rights received	-	5,182.54	-	-	-	-
Mr. R Balaji						
Staff advances	-	-	0.50	-	-	0.50

(v) Transactions during the year

Particulars	31 March 2024			31 March 2023		
	Holding Company	Other related parties	KMP	Holding Company	Other related parties	KMP
Mr. R Balaji						
Staff advance given	-	-	-	-	-	0.10
Shriram Properties Limited						
Loan taken	77.84	-	-	4,349.94	-	-
Repayment of loan taken	5,533.10	-	-	2,466.99	-	-
Loan given	7,100.45	-		-	-	-
Loan given, received back	1,226.02	-	-	-	-	-
Guarantee commission expense	-	-	-	131.13	-	-
Guarantee taken, released	30,000.00	-	-	900.00	-	-
Guarantee given	-	-	-	6,500.00	-	-
Security given	-	-	-	11,254.49	-	-
Security given, released	8,213.21	-	-	11,392.34	-	-
Bengal Shriram Hitech City Private						
Security received, relinquished	-	6,109.64	-	-	-	-
Shriprop Developers Private Limited						
Sale of materials	-	13.49	-	-	-	-

38A Defined benefit plan

The Company has gratuity and vacation pay as defined benefit retirement plans for its employees. The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. As at 31 March 2024 and 31 March 2023 the plan assets were invested in insurer managed funds.

The following tables set out the funded status of gratuity plans and the amount recognized in the Company's financial statements :

		31 March 2024	31 March 2023
		Gratuity	Gratuity
1	**The amounts recognized in the Balance Sheet are as follows:**		
	Present value of the obligation as at the end of the year	25.93	33.08
	Fair value of plan assets as at the end of the year	(20.28)	(0.49)
	Net liability recognized in the Balance Sheet	**5.65**	**32.59**
2	**Changes in the present value of defined benefit obligation**		
	Defined benefit obligation as at beginning of the year	33.08	40.45
	Service cost	1.93	2.84
	Interest cost	2.42	2.89
	Actuarial losses/(gains) arising from		
	- change in demographic assumptions	-	-
	- change in financial assumptions	(0.81)	0.09
	- experience variance (i.e. Actual experiences assumptions)	(10.70)	(11.20)
	Benefits paid	-	(1.99)
	Defined benefit obligation as at the end of the year	**25.93**	**33.08**
3	**Changes in the fair value of plan assets**		
	Fair value as at the beginning of the year	0.49	2.43
	Return on plan assets	0.76	0.11
	Actuarial (losses)/gains	(0.72)	(0.06)
	Contributions	19.75	-
	Benefits paid	-	(1.99)
	Fair value as at the end of the year	**20.28**	**0.49**
	Non-current	2.98	26.54
	Current	2.67	6.05
	Assumptions used in the above valuations are as under:		
	Discount rate	7.23%	7.32%
	Expected return on plan assets	7.32%	7.35%
	Future salary increase	8.00%	8.00%
	Attrition rate	20.00%	10.00%
	Retirement age	60 years	60 years
4	**Net gratuity cost for the year ended 31 March 2024 and year ended 31 March 2023 comprises of following components.**		
	Service cost	1.93	2.84
	Net interest cost on the net defined benefit liability	1.66	2.78
	Components of defined benefit costs recognized in Statement of Profit and Loss	**3.60**	**5.62**
5	**Other Comprehensive Income**		
	Change in financial assumptions	0.81	(0.09)
	Experience variance (i.e. Actual experience vs assumptions)	10.70	11.20
	Return on plan assets, excluding amount recognized in net interest expense	(0.72)	-
	Change in demographic assumption	-	-
	Components of defined benefit costs recognized in other comprehensive income	**10.79**	**11.11**
6	**Experience adjustments**		
	Defined benefit obligation as at the end of the year	25.93	33.08
	Plan assets	20.28	0.49
	Surplus	5.65	32.59
	Experience adjustments on plan liabilities	(10.70)	(11.20)
	Experience adjustments on plan assets	(0.72)	(0.06)
7	**Maturity Profile of Defined Benefit obligation**		
	a) Year (1)	2.92	2.40
	b) Year (2)	2.20	2.12
	c) Year (3)	1.88	1.90
	d) Year (4)	1.75	1.76
	e) Year (5) onwards	38.92	67.90
		47.67	**76.08**

38B Defined contribution plan

The Company makes contribution of statutory provident fund as per Employees' Provident Funds and Miscellaneous Provisions Act, 1952 and Employees State Insurance Scheme as per the Employees' State Insurance Act, 1948. This is a defined contribution and contribution made was ₹ 7.53 lakhs (31 March 2023 : ₹ 11.59 lakhs).

38C Sensitivity Analysis

Description of Risk Exposures

Valuations are performed on certain basic set of pre-determined assumptions which may vary over time. Thus, the Company is exposed to various risks in providing the above benefit which are as follows:

Interest Rate Risk: The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of liability (as shown in financial statements).

Liquidity Risk: This is the risk that the Company is not able to meet the short term benefit payouts. This may arise due to non availability of enough cash/cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk: The present value of the above benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase in salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk: The company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Regulatory Risk: Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (for example, increase in the maximum liability on gratuity of ₹ 20 lakhs)

Investment risk: The probability or likelihood of occurrence of losses relative to the expected return on any particular investment

Asset liability mismatching or market risk: The duration of the liability is longer compared to duration of assets exposing the company to market risks for volatilities/fall in interest rate.

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The results of sensitivity analysis is given below:

Gratuity	31 March 2024		31 March 2023	
	Decrease	Increase	Decrease	Increase
Discount Rate (+ / - 1%)	7.17%	8.07%	8.97%	10.33%
Salary Growth Rate (- / + 1%)	6.97%	7.72%	8.81%	9.98%
Attrition Rate (+ / - 1%)	0.75%	0.85%	0.97%	1.10%

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

There is no change in the method of valuation for the prior period.

39 Segmental information

The Company is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'.

Major Customer:

Revenues from one customer of the Company's business represents approximately ₹ 2,087.72 lakhs (58.07%)(31 March 2023: ₹ 2,977.35 lakhs - 52.52%) of the Company's total revenues.

40 Disclosures mandated under IndAS 115

A. Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	Year ended 31 March 2024	Year ended 31 March 2023
Contract assets		
Unbilled revenue (before allowance for doubtful debts)	4,729.75	12,886.83
Total contract assets	**4,729.75**	**12,886.83**
Contract liabilities		
Revenue received in advance	1,764.51	3,588.66
Payable to land owners	28.18	69.47
Total contract liabilities	**1,792.69**	**3,658.13**
Receivables		
Trade receivables	272.08	997.46
Total receivables	**272.08**	**997.46**

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.

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.

B. Significant changes in the contract

Particulars	Year ended 31 March 2024		As at 31 March 2023	
	Contract liabilities		Contract liabilities	
	Revenue received in advance	Payable to land owner	Revenue received in advance	Payable to land owner
Opening balance	3,588.66	69.47	6,378.60	77.40
Adjustment during the year	(158.16)	-	(486.24)	-
Revenue recognised during the year	(1,665.99)	(41.29)	(2,303.70)	(7.93)
Closing balance	**1,764.51**	**28.18**	**3,588.66**	**69.47**

C. Reconciliation of revenue recognised with contract revenue:

Particulars	Year ended 31 March 2024	Year ended 31 March 2023
Contract revenue	1,707.28	2,691.23
Revenue recognised	**1,707.28**	**2,691.23**

D. The performance obligation of the Company in case of sale of residential apartments, villas and commercial office space is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment for contracted price as per the instalment stipulated in the customers' Agreement. The transaction price of the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 March 2024 is ₹ 1,411.57 lakhs (31 March 2023 : ₹ 3,292.10 lakhs). The same is expected to be recognised within 1 to 2 years.

E. Significant changes in the contract assets balances during the year are as follows:

Particulars	Unbilled Revenue	
	Year ended 31 March 2024	As at 31 March 2023
Opening balance	12,886.83	11,652.50
Revenue recognised from sale of constructed properties	-	-
Development Management income recognised	-	379.60
Interest income on financial assets at amortised cost, recognised	481.60	827.12
Receivable pursuant to assignment of development rights	-	1,223.96
Amount billed during current year	(8,438.68)	(1,196.35)
Closing Balance	**4,929.75**	**12,886.83**

(All amounts in ₹ lakhs, unless otherwise stated)

41 Ratios required as per Schedule III requirements

Description	Numerator	Denominator	31 March 2024	31 March 2023	% variance	Reason for variance
Current ratio	Current Assets	Current Liabilities	3.39	1.57	115.97%	Refer note b
Debt Equity ratio	Total Debt	Shareholder's fund	-	1.02	(100.00)%	Refer note a
Debt Service Coverage ratio	Earnings available for debt service (Net Profit after taxes+Interest +/(-) Non cash operating expenses/ (incomes) +other adjustments)	Debt service (Interest and lease payments + Principal repayments)	0.17	0.32	-48.21%	Refer note b
Return on Equity	Net profit after taxes	Average shareholder's Equity	0.12	0.07	80.66%	Refer note c
Inventory Turnover ratio	Cost of revenue	Average Inventory	0.16	0.34	(53.89)%	Refer note d
Trade Receivables Turnover Ratio	Revenue from operations	Average trade receivables	5.66	5.78	-1.99%	NA
Trade payables Turnover Ratio	Material and contract cost	Average trade Payables	0.31	0.59	(47.08)%	Refer note d
Net Capital Turnover Ratio	Revenue from operations	Working capital (Current assets - Current liabilities)	0.22	0.40	(44.22)%	Refer note d
Net Profit Ratio	Net profit after taxes	Revenue from operations	0.60	0.19	224.51%	Refer note c
Return on Capital Employed	EBIT	Capital employed (Net worth + Total Debt - Deferred tax asset)	0.18	0.09	96%	Refer note c
Return on Investment	Interest income on bank deposits	Average bank deposits	0.07	0.08	-3%	NA

Notes:

a. This ratio is not applicable as the Company does not have any debt as at 31 March 2024

b. The Company has completely settled the debt during the year and additionally extended loan to its parent company. Hence improvement in current ratio and debt service coverage ratio.

c. Improvement in Return on equity, Net profit ratio and Return on capital employed is mainly on account of increased profits during the current year due to lower finance cost on term loans as the loan is completely and lower operation expenses on account of completion of projects.

d. As the project is substantially completed and significant units were registered in earlier years, revenue, material and construction cost and corresponding cost of revenue for the current year has decreased.

42 Other statutory information

(i) The Company has neither advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies) , including foreign entities (Intermediaries) nor received with the understanding (whether recorded in writing or otherwise) that the Intermediary shall

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(ii) The Company has not received any fund from any persons or entities, including foreign entities (funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

43 Compliance with the requirement of the Audit Trail under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014

The Ministry of Corporate Affairs (MCA) has prescribed a new requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

During the financial year commencing on 1 April 2023, the Company has used an accounting software Tally for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software.

Audit trail (edit log) is enabled only at the application level as part of standard Tally framework in line with the recommendation in the accounting software administration guide which states that enabling the same at database level all the time consume storage space on the disk and can impact database performance significantly. Further, the Company's users have access to perform transactions only from the application level, and no access has been provided to any user for accessing database and there are no instances of audit trail feature being tampered with.

44 Events occurring after the reporting date

No adjusting events have occurred between 31 March 2024 and the date of authorization of these financial statements.

As per report of even date

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

sd/-
Nikhil Vaid
Partner
Membership No.: 213356
Hyderabad
29 May 2024

For and behalf of the Board of Directors of Global Entropolis (Vizag) Private Limited

sd/-	sd/-	sd/-
M Murali	**Balaji R**	**Ramaswamy Krishnaswamy**
Director	Director & CFO	Company Secretary
DIN: 00030096	DIN: 07831896	ACS: 28580
Bengaluru	Bengaluru	Bengaluru
29 May 2024	29 May 2024	29 May 2024