

# Godrej Highrises Properties Private Limited

## Balance Sheet

as at March 31, 2022

(Currency in INR Thousands)

Particulars	Note	As at Mar 31, 2022	As at March 31, 2021
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant and Equipment	2	400.74	731.93
Capital Work-in-Progress	2	3,182,452.41	2,208,277.16
Financial Assets			
Other Non-Current Financial Assets	3	14,765.00	-
Income Tax Assets (Net)		26.51	-
<b>Total Non-Current Assets</b>		<b>3,197,644.66</b>	<b>2,209,009.09</b>
<b>Current Assets</b>			
Financial Assets			
Cash and Cash Equivalents	5	672.75	776.33
Other Current Financial Assets	6	449.26	15.00
Other Current Non Financial Assets	7	103,304.45	13,159.42
<b>Total Current Assets</b>		<b>104,426.46</b>	<b>13,950.75</b>
<b>TOTAL ASSETS</b>		<b>3,302,071.12</b>	<b>2,222,959.84</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Equity Share Capital	8	100.00	100.00
Other Equity		(13,077.48)	(5,024.31)
<b>Total Equity</b>		<b>(12,977.48)</b>	<b>(4,924.31)</b>
<b>LIABILITIES</b>			
<b>Non-Current Liabilities</b>			
Financial Liabilities			
Borrowings	9	2,911,714.20	100.00
Other Non-Current Financial Liabilities	10	10,602.83	233.29
<b>Total Non-Current Liabilities</b>		<b>2,922,317.03</b>	<b>333.29</b>
<b>Current Liabilities</b>			
Financial Liabilities			
Borrowings	11	100.00	2,182,040.46
Trade Payables	12		
total outstanding dues of micro enterprises and small enterprises		-	-
total outstanding dues of creditors other than micro enterprises and small		16,251.97	176.80
Other Current Financial Liabilities	13	366,540.56	42,747.30
Other Current Non Financial Liabilities	14	9,839.04	2,586.30
<b>Total Current Liabilities</b>		<b>392,731.57</b>	<b>2,227,550.86</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>3,302,071.12</b>	<b>2,222,959.84</b>

### Significant Accounting Policies

The accompanying notes 1 to 29 form an integral part of these Financial Statements.

As per our report of even date.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of  
Godrej Highrises Properties Private Limited

CIN: U70200MH2015PTC266010

**Suhas Pai**

Partner

Membership No: 119057

Mumbai

**Namrata Mehra**

Director

DIN: 08442778

Mumbai

May 03, 2022

**Anubhav Gupta**

Director

DIN: 07589364

# Godrej Highrises Properties Private Limited

## Statement of Profit and Loss

for the year ended March 31, 2022

(Currency in INR Thousands)

Particulars	Note	For the year ended Mar 31, 2022	For the year ended Mar 31, 2021
<b>INCOME</b>			
Other Income	15	265.12	-
<b>Total Income</b>		<u>265.12</u>	<u>-</u>
<b>EXPENSES</b>			
Finance Costs	16	265.12	-
Depreciation Expense	17	331.19	592.93
Other Expenses	18	7,721.98	1,687.02
<b>Total Expenses</b>		<u>8,318.29</u>	<u>2,279.95</u>
<b>(Loss) Before Tax</b>		<b>(8,053.17)</b>	<b>(2,279.95)</b>
<b>Tax Expense</b>			
Deferred Tax Charge	4(a)	-	-
<b>Total Tax Expense</b>		<u>-</u>	<u>-</u>
<b>(Loss) for the Year</b>		<b>(8,053.17)</b>	<b>(2,279.95)</b>
<b>Other Comprehensive Income for the Year (Net of Tax)</b>		<b>-</b>	<b>-</b>
<b>Total Comprehensive Income for the Year</b>		<u><u>(8,053.17)</u></u>	<u><u>(2,279.95)</u></u>
<b>Earnings Per Share (Amount in INR)</b>			
Basic and Diluted	19	(805.32)	(228.00)
<b>Significant Accounting Policies</b>	1		

The accompanying notes 1 to 29 form an integral part of these Financial Statements.

As per our report of even date.

For **B S R & Co. LLP**  
Chartered Accountants  
Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of  
**Godrej Highrises Properties Private Limited**  
CIN: U70200MH2015PTC266010

**Suhas Pai**  
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**Namrata Mehra**  
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**Anubhav Gupta**  
Director  
DIN: 07589364

Mumbai

Mumbai  
May 03, 2022

# Godrej Highrises Properties Private Limited

## Statement of Changes in Equity

for the year ended March 31, 2022

(Currency in INR Thousands)

### a) Equity Share Capital

Particulars	As at Mar 31, 2022	As at March 31, 2021
Balance at the beginning of the year	100.00	100.00
Changes in equity share capital during the year	-	-
Balance at the end of the year	<u>100.00</u>	<u>100.00</u>

### b) Other Equity

Particulars	Reserve and Surplus		Total
	Capital Reserve (refer Note (a) below)	Retained Earnings (refer Note (b) below)	
Balance as at April 01, 2020	(100.00)	(2,644.36)	(2,744.36)
Total Comprehensive Income:			
i) (Loss) for the year	-	(2,279.95)	(2,279.95)
Balance as at March 31, 2021	<u>(100.00)</u>	<u>(4,924.31)</u>	<u>(5,024.31)</u>
Balance as at April 01, 2021	(100.00)	(4,924.31)	(5,024.31)
Total Comprehensive Income:			
i) (Loss) for the year	-	(8,053.17)	(8,053.17)
Balance as at March 31, 2022	<u>(100.00)</u>	<u>(12,977.48)</u>	<u>(13,077.48)</u>

#### (a) Capital Reserve

During amalgamation, the excess of net assets taken over the cost of consideration paid is treated as capital reserve on account of amalgamation.

#### (b) Retained Earnings

Retained earnings are the profits that the Company has earned till the balance sheet date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

The accompanying notes 1 to 29 form an integral part of these Financial Statements.

#### For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

#### For and on behalf of the Board of Directors of

Godrej Highrises Properties Private Limited

CIN: U70200MH2015PTC266010

Suhas Pai

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May 03, 2022

Anubhav Gupta

Director

DIN: 07589364

# Godrej Highrises Properties Private Limited

## Statement of Cash Flows

for the year ended March 31, 2022

(Currency in INR Thousands)

Particulars	For the year ended Mar 31, 2022	For the year ended Mar 31, 2021
<b>Cash Flow from Operating Activities</b>		
Loss Before Tax	(8,053.17)	(2,279.95)
<b>Adjustments for:</b>		
Depreciation expense	331.19	592.93
Finance costs	265.12	-
Interest income	(265.12)	-
<b>Operating (loss) before working capital changes</b>	<b>(7,721.98)</b>	<b>(1,687.02)</b>
<b>Changes in Working Capital:</b>		
Increase / (Decrease) in Non Financial Liabilities	7,252.74	(3,725.45)
Decrease in Financial Liabilities	16,075.17	68.80
(Increase) in Non Financial Assets	(19,994.29)	(92.50)
(Increase) in Financial Assets	(255.00)	(15.00)
	<b>3,078.62</b>	<b>(3,764.15)</b>
Direct Taxes Paid (Net)	(26.51)	-
<b>Net cash flows (used in) operating activities</b>	<b>(4,669.87)</b>	<b>(5,451.17)</b>
<b>Cash Flow from Investing Activities</b>		
Acquisition of property, plant and equipment	(693,308.99)	(739,417.53)
(Purchase) / Sale of investments in fixed deposits (net)	(14,765.00)	-
Interest Received	85.86	-
<b>Net cash flows (used in) investing activities</b>	<b>(707,988.13)</b>	<b>(739,417.53)</b>
<b>Cash Flow from financing activities</b>		
Proceeds from long-term borrowings	729,673.74	-
Proceeds from short-term borrowings (net)	-	753,432.25
Interest paid	(17,119.32)	(9,684.32)
<b>Net cash flows generated from financing activities</b>	<b>712,554.42</b>	<b>743,747.93</b>
<b>Net Decrease in Cash and Cash Equivalents</b>	<b>(103.58)</b>	<b>(1,120.77)</b>
<b>Cash and Cash Equivalents - Opening Balance</b>	<b>776.33</b>	<b>1,897.10</b>
<b>Cash and Cash Equivalents - Closing Balance</b>	<b>672.75</b>	<b>776.33</b>

### Notes :

(a) The above Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

(b) Reconciliation of Cash and Cash Equivalents as per the Statement of Cash Flows.

Cash and Cash Equivalents as per the above comprise of the following:

Particulars	For the year ended Mar 31, 2022	For the year ended Mar 31, 2021
Cash and Cash Equivalents (refer Note 5)	672.75	776.33
<b>Cash and Cash Equivalents as per Statement of Cash Flows</b>	<b>672.75</b>	<b>776.33</b>

(c) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

### Reconciliation of liabilities arising from financing activities

Particular	As at April 01, 2021	Changes in Statement of Cash Flows	Non Cash Changes Conversion/ interest accrued	As at March 31, 2022
Long-term borrowings	100.00	729,673.74	2,181,940.46	2,911,714.20
Short-term borrowings	2,182,040.46	-	(2,181,940.46)	100.00

### Reconciliation of liabilities arising from financing activities

Particular	As at April 01, 2020	Changes in Statement of Cash Flows	Non Cash Changes Interest accrued	As at March 31, 2021
Long-term borrowings	100.00	-	-	100.00
Short-term borrowings	1,312,055.87	753,432.25	116,552.34	2,182,040.46

The accompanying notes 1 to 29 form an integral part of these Financial Statements.

As per our report of even date.

**For B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022

**For and on behalf of the Board of Directors of**

**Godrej Highrises Properties Private Limited**

CIN: U70200MH2015PTC266010

**Suhas Pai**

Partner

Membership No: 119057

Mumbai

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Director

DIN: 08442778

Mumbai

May 03, 2022

**Anubhav Gupta**

Director

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# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1

#### I. Company Overview

Godrej Highrises Properties Private Limited (“the Company”) having CIN number U70200MH2015PTC266010 is engaged primarily in the business of hospitality (hotel). The Company is domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai - 400079.

#### II. Basis of preparation and measurement

##### a) Statement of compliance

These financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 (“the Act”) and the relevant provisions and amendments, as applicable.

These financial statements of the Company for the year ended March 31, 2022 were authorised for issue by the Company’s Board of Directors on May 03, 2022.

##### b) Going Concern

The Company has been incorporated to develop a Luxury Hotel located at Pirojshahnagar, Eastern Express Highway, Vikhroli East. Mumbai 400079. Based on the future business plans for the Company, the management believe that the Company will continue to operate as a going concern for the foreseeable future, realise its assets and meet all its liabilities as they fall due for payment, in the normal course of business. In case of any fund requirement for development/continuing operation of company, shareholders shall fund/arrange fund in form of Equity/Loan. Accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities that may be necessary if the entity is unable to continue as a going concern.

##### c) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest thousands, unless otherwise stated.

##### d) Basis of measurement

These financial statements have been prepared on historical cost basis.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

## II. Basis of preparation and measurement (*Continued*)

### e) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Management believes that the estimates made in the preparation of the financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are as follows:

- *Useful life and residual value of property, plant and equipment*

Useful lives of tangible and intangible assets are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II of the Act, they are based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised

The estimation of residual values of assets is based on management's judgement about the condition of such asset at the point of sale of asset.

- *Fair value measurement of financial instruments*

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Changes in assumptions relating to these inputs could affect the fair value of financial instruments.

- *Recognition of deferred tax asset*

The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on these of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

- *Provisions and contingencies*

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

## II. Basis of preparation and measurement (*Continued*)

### g) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

### h) Current non-current classification

The Schedule III to the Act requires assets and liabilities to be classified as either current or non-current.

#### *Assets*

An asset is classified as current when it satisfies any of the following criteria:

- a. it is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is expected to be realised within 12 months after the reporting date; or

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

## II. Basis of preparation and measurement (*Continued*)

### h) Current non-current classification (*Continued*)

#### *Assets (Continued)*

- d. it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current financial assets.

All other assets are classified as non-current.

#### *Liabilities*

A liability is classified as current when it satisfies any of the following criteria:

- a. it is expected to be settled in the Company's normal operating cycle;
- b. it is held primarily for the purpose of being traded;
- c. it is due to be settled within 12 months after the reporting date; or
- d. the Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current financial liabilities.

All other liabilities are classified as non-current.

### i) Operating cycle

All assets and liabilities have been classified into current and non-current based on Company's normal operating cycle of 12 months which is based on the nature of business of the Company. Current Assets do not include elements which are not expected to be realised within 1 year and Current Liabilities do not include items which are due after 1 year, the period of 1 year being reckoned from the reporting date.

## III. Significant Accounting Policies

### a) Property, plant and equipment and depreciation

#### *i) Recognition and Measurement:*

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and



# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

### III. Significant Accounting Policies (*Continued*)

#### a) Property, plant and equipment and depreciation (*Continued*)

##### i) Recognition and Measurement: (*Continued*)

- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the financial statements, either on disposal or when no economic benefits are expected from its use or disposal.

The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the statement of profit and loss in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

##### ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

##### iii) Depreciation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment of the Company has been provided using the written down value method based on the useful lives specified in Schedule II of the Act.

Assets costing less than INR 5,000/- are depreciated at 100% in the year of acquisition.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

#### III. Significant Accounting Policies (*Continued*)

##### b) Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the statement of profit and loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and the value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the statement of profit and loss, to the extent the amount was previously charged to the statement of profit and loss. In case of revalued assets, such reversal is not recognised.

##### c) Foreign currency transactions

Transactions in foreign currencies are translated into the Company's functional currency at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into functional currency at the exchange rate when the fair value was determined.

Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are capitalized to Capital Work-in-Progress.

##### d) Financial instruments

###### I. *Financial assets*

###### Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

### III. Significant Accounting Policies (*Continued*)

#### d) Financial instruments (*Continued*)

##### 1. Financial assets (*Continued*)

###### Initial recognition and measurement

The Company recognises financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

###### Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

###### Debt instruments at amortised cost

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

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

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

A debt investment is measured at FVOCI if it meets both of the following conditions or is not designated as at FVTPL:

- The asset is held within a business model whose objective is achieved by both collecting contractual cashflow and selling financial assets, and
- The contractual terms of the financial assets give rise on the specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

### III. Significant Accounting Policies (*Continued*)

#### d) Financial instruments (*Continued*)

##### 1. Financial assets (*Continued*)

###### Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss.

###### Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or FVTPL. 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, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of such investments.

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

###### Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- (a) The rights to receive cash flows from the asset have expired, or
- (b) the Company has transferred substantially all the risks and rewards of the asset, or
- (c) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

###### Impairment of financial assets

The Company applies 'simplified approach' based measurement and recognition of impairment loss on financial assets that are debt instruments, and are measured at amortised cost e.g., debt securities and bank balance.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss at each reporting date, right from its initial recognition.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

## III. Significant Accounting Policies (*Continued*)

### d) Financial instruments (*Continued*)

#### II. Financial Liabilities

##### Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

##### Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

##### Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to loans and borrowings.

##### Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit 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 recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

### III. Significant Accounting Policies (*Continued*)

#### d) Financial instruments (*Continued*)

##### III. Share Capital

##### Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

#### e) Revenue Recognition

Revenue is recognised at an amount that reflects the consideration to which the entity expects to be entitled in exchange for transferring the goods or services to a customer i.e. on transfer of control of the goods or service to the customer.

#### f) Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

##### *Current tax*

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) intends either to realise the asset and settle the liability on a net basis or simultaneously.

##### *Deferred tax*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

#### III. Significant Accounting Policies (*Continued*)

##### f) Income tax (*Continued*)

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

##### g) Borrowing Costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of qualifying assets, are transferred to Capital Work-in-Progress, as part of the cost of those assets upto the time all the activities necessary to prepare these assets for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the year which they are incurred.

##### h) Cash and Cash Equivalents

Cash and cash equivalents 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 an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

# Godrej Highrises Properties Private Limited

## Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### Note 1 (*Continued*)

#### III. Significant Accounting Policies (*Continued*)

##### i) Earnings per share

This Basic earnings per share is computed by dividing the profit after tax attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax attributable to the equity shareholders as adjusted interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and anti-dilutive earning per share is computed.

##### j) Provisions and contingent liabilities

A provision is recognised when the Company has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. The unwinding of the discount is recognised as finance cost

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

- (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- (2) 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.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

##### k) Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

##### l) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.



# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

as at March 31, 2022

(Currency in INR Thousands)

### 2 Property, Plant and Equipment

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION				NET BLOCK	
	As At April 01, 2021	Additions during the year	Deductions during the year	As at March 31, 2022	As at April 01, 2021	For the Year	Deductions	As at March 31, 2022	As at March 31, 2022	As at March 31, 2021
Tangible Assets										
Site Equipments	1,354.75	-	-	1,354.75	622.82	331.19	-	954.01	400.74	731.93
<b>Total Property, Plant and Equipment</b>	<b>1,354.75</b>	<b>-</b>	<b>-</b>	<b>1,354.75</b>	<b>622.82</b>	<b>331.19</b>	<b>-</b>	<b>954.01</b>	<b>400.74</b>	<b>731.93</b>
Capital Work-in-Progress (refer Note (a) and (b) below)	2,208,277.16	974,175.25	-	3,182,452.41	-	-	-	-	3,182,452.41	2,208,277.16

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION				NET BLOCK	
	As At April 01, 2020	Additions during the year	Deductions during the year	As At March 31, 2021	As at April 01, 2020	For the Year	Deductions	As at March 31, 2021	As At March 31, 2021	As At March 31, 2020
Tangible Assets										
Site Equipments	1,310.88	43.87	-	1,354.75	29.89	592.93	-	622.82	731.93	1,280.99
<b>Total Property, Plant and Equipment</b>	<b>1,310.88</b>	<b>43.87</b>	<b>-</b>	<b>1,354.75</b>	<b>29.89</b>	<b>592.93</b>	<b>-</b>	<b>622.82</b>	<b>731.93</b>	<b>1,280.99</b>
Capital Work-in-Progress (refer Note (a) and (b) below)	1,493,245.86	715,031.31	-	2,208,277.16	-	-	-	-	2,208,277.16	1,493,245.86

#### (a) Ageing schedule as at March 31, 2022

Particulars	Amount in CWIP for a period of March 31 2022				Total	Amount in CWIP for a period of March 31 2021				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	974,175	715,031	536,004	957,242	3,182,452	715,031	536,004	243,577	713,666	2,208,277
Projects temporarily suspended	-	-	-	-	-	-	-	-	-	-

(a) Refer Note 20 for disclosure of Capital Commitments for acquisition of Property, plant and equipment.

(b) During the year, INR 170,928.12 Thousands (Previous Year: INR 126,236.66 Thousands) of interest cost has been capitalised to Capital Work-in-Progress. (Refer Note 16)

(c) The Company is entitled to develop the commercial project on the part of the Project Land demarcated according to Scheme of Arrangement (Demeger) sanctioned by NCLT vide order dated 10 November 2017, with effect from the appointed date i.e. 31 March 2017.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

as at March 31, 2022

(Currency in INR Thousands)

	March 31, 2022	March 31, 2021
<b>3 Other Non-Current Financial Assets</b>		
<b>Unsecured, Considered Good</b>		
Deposit With Banks (refer Note (a) below)	14,765.00	-
	<u>14,765.00</u>	<u>-</u>
	<u>14,765.00</u>	<u>-</u>
(a) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 14,765 Thousands (Previous Year 2021: INR Nil ).		
<b>5 Cash and Cash Equivalents</b>		
<b>Balances With Banks</b>		
In Current Accounts	669.15	767.73
In Fixed Deposit Accounts with maturity less than 3 months	-	-
Cash On Hand	3.60	8.60
	<u>672.75</u>	<u>776.33</u>
	<u>672.75</u>	<u>776.33</u>
<b>6 Other Current Financial Assets</b>		
<b>Unsecured, Considered Good</b>		
<i>To parties other than related parties</i>		
Deposits - Others	270.00	15.00
Interest Accrued on Fixed Deposits	179.26	-
	<u>449.26</u>	<u>15.00</u>
	<u>449.26</u>	<u>15.00</u>
<b>7 Other Current Non Financial Assets</b>		
<b>Secured, Considered Good</b>		
<i>To parties other than related parties</i>		
Capital Advance (refer note (a) below)	60,176.66	8,769.35
<b>Unsecured, Considered Good</b>		
<i>To parties other than related parties</i>		
Balances with Government Authorities	19,164.33	-
Capital Advance	21,020.84	2,277.41
Prepayments	2,942.62	2,112.66
	<u>103,304.45</u>	<u>13,159.42</u>
	<u>103,304.45</u>	<u>13,159.42</u>

(a) Capital Advance includes advances amounting to INR.60,176.66 Thousands (Previous year: INR 8,769.35 Thousands) secured against Bank Guarantee.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

as at March 31, 2022

(Currency in INR Thousands)

### 4 Deferred Tax Assets and Tax Expense

#### a) Movement in Deferred Tax Balances

INR (in Thousands)

Particulars	Balance as at April 01, 2021	Movement during the year			Balance as at March 31, 2022
		Recognised in Other Equity	Recognised in OCI	Recognised in Profit or Loss	
Deferred Tax Assets					
Brought Forward Loss	-	-	-	-	-
<b>Deferred Tax Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Particulars	Balance as at April 01, 2020	Movement during the year			Balance as at March 31, 2021
		Recognised in Other Equity	Recognised in OCI	Recognised in Profit or Loss	
Deferred Tax Assets					
Brought Forward Loss	-	-	-	-	-
<b>Deferred Tax Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

#### b) Reconciliation of Effective Tax Rate

Particulars	March 31, 2022	March 31, 2021
(Loss) Before Tax	(8,053.17)	(2,279.95)
Tax using the Company's domestic tax rate 25.17% (Previous Year: 25.17%)	(2,026.98)	(573.86)
<b>Tax effect of:</b>		
Rate difference	-	-
Adjustment for tax of prior years		
Previous year losses for which no deferred tax asset was recognised	-	-
Current year loss for which no deferred tax asset was recognised	2,026.98	573.86
Unrecognised Deferred Tax Assets		
<b>Tax expense recognised</b>	<b>-</b>	<b>-</b>

#### c) Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profit will be available against which the Company can use the benefits therefrom:

Particulars	March 31, 2022		March 31, 2021	
	Gross Loss	Unrecognised tax effect	Gross Loss	Unrecognised tax effect
Business losses	12,695.12	3,195.11	4,973.14	1,251.64
Unabsorbed depreciation	441.14	111.03	283.50	71.35

#### d) Tax Losses Carried Forward

Tax losses for which no deferred tax asset was recognised expire as follows

Particulars	March 31, 2022		March 31, 2021	
	Gross Loss	Expiry Date	Gross Loss	Expiry Date
Expire	70.06	2023-24	70.06	2023-24
	139.09	2024-25	139.09	2024-25
	129.56	2025-26	129.56	2025-26
	2,095.07	2026-27	2,095.07	2026-27
	852.35	2027-28	852.35	2027-28
	1,687.02	2028-29	1,687.02	2028-29
Never Expire	7,721.98	2029-30		
	441.14		283.50	

e) On 30th March 2019, MCA has issued amendment regarding the income tax Uncertainty over Income Tax Treatments. As per the Company's assessment, there are no material income tax uncertainties over income tax treatments during the current financial year.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

as at March 31, 2022

(Currency in INR Thousands)

March 31, 2022      March 31, 2021

### 8 Equity Share Capital

**a) Authorised :**

10,000 Equity Shares of INR 10/- each (Previous Year: 10,000 Equity Shares of INR 10/- each)	<b>100.00</b>	100.00
10,000 7% Redeemable non-cumulative Preference Shares of INR 10/- each (Previous Year: 10,000 Preference Share of INR 10/- each)	<b>100.00</b>	100.00
	<b>200.00</b>	<b>200.00</b>

**b) Issued, Subscribed and Paid-Up:**

10,000 Equity Shares of INR 10/- each (Previous Year: 10,000 Equity Shares of INR 10/- each)	<b>100.00</b>	100.00
	<b>100.00</b>	<b>100.00</b>

**c) Reconciliation of number of shares outstanding at the beginning and end of the year :**

Equity Shares :	March 31, 2022		March 31, 2021	
	No. of Shares	INR (In Thousands)	No. of Shares	INR (In Thousands)
Outstanding at the beginning of the year	10,000	100.00	10,000	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	100.00	10,000	100.00
<b>7%, Redeemable non-cumulative preference shares:</b>				
Outstanding at the beginning of the year	10,000	100.00	10,000	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	100.00	10,000	100.00

Note (a) 10,000 (Previous Year: 10,000 ) 7% Redeemable non-cumulative preference shares of INR 10 each (face value of INR 100.00 Thousands) are classified as financial liability. (Refer note 9)

**d) Shareholding Information**

Equity shares are held by :	March 31, 2022		March 31, 2021	
	No. of Shares	INR (In Thousands)	No. of Shares	INR (In Thousands)
Godrej Properties Limited (Holding Company) and Nominee Shareholders	9,999	99.99	9,999	99.99
Godrej Projects Development Limited	1	0.01	1	0.01
<b>7%, Redeemable non-cumulative preference shares:</b>				
Godrej Properties Limited, the holding company	9,470	94.70	9,470	94.70
Godrej Projects Development Limited	500	5.00	500	5.00
Godrej Hillside Properties Private Limited	10	0.10	10	0.10
Godrej Home Developers Private Limited	10	0.10	10	0.10
Godrej Green Homes Private Limited (Formerly known as Godrej Green Homes Limited)	10	0.10	10	0.10

**e) Rights, preferences and restrictions attached to Equity shares**

The Company has only one class of equity shares having a par value of INR 10/- per share. Each holder of equity shares is entitled to one vote per share held. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

**Rights, preferences and restrictions attached to preference shares**

For rights, preferences and restrictions attached to 7%, Redeemable non-cumulative preference shares of INR 10 each, classified as financial liability. (Refer Note 9)

**f) Shareholders holding more than 5% shares in the Company:**

Particulars	March 31, 2022		March 31, 2021	
	No. of Shares	%	No. of Shares	%
<b>Equity shares</b>				
Godrej Properties Limited	9,999	99.99%	9,999	99.99%
<b>7%, Redeemable non-cumulative preference shares:</b>				
Godrej Properties Limited, the holding company	9,470	94.70%	9,470	94.70%
Godrej Projects Development Limited	500	5.00%	500	5.00%

**g) Shares held by Promoters at the end of the year**

Promoter Name	March 31, 2022			March 31, 2021		
	No. of Shares	% of total Shares	% change during the year	No. of Shares	% of total Shares	% change during the year
Godrej Properties Limited	9,999	99.99%	-	9,999.00	99.99%	-
Godrej Projects Development Limited	1	0.01%	-	1.00	0.01%	-

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

as at March 31, 2022

(Currency in INR Thousands)

### 9 Borrowings (Non-Current)

Particulars	Maturity Date	Interest Rate	March 31, 2022	March 31, 2021
<b>Unsecured Loans</b>				
Loan from Related party (Refer Note (a) and (b) below of Note 11)	10 years or as mutually agreed	7.00%	2,911,714.20	-
7% Redeemable Non Cumulative Preference Shares	Not later than 5 years from date of allotment i.e.; January 9, 2018		-	100.00
			<b>2,911,714.20</b>	<b>100.00</b>

7% Non cumulative redeemable preference shares are redeemable at par not later than 5 years from the date of allotment. The 7% Non cumulative redeemable preference shares amounting to INR 100.00 Thousands were issued on January 9, 2018.

Interest on 7% Redeemable Non Cumulative Preference Shares has not been provided, as the same are non cumulative.

March 31, 2022      March 31, 2021

### 10 Other Non-Current Financial Liabilities

Capital Creditors*	10,602.83	233.29
	<b>10,602.83</b>	<b>233.29</b>

\* includes MSME of INR Nil, Previous Year INR 352.61 Thousands outstanding but not due.

### 11 Borrowings (Current)

Particulars	Interest Rate	March 31, 2022	March 31, 2021
<b>Unsecured Loans</b>			
Loan from Related party (Refer Note (a) and (b) below)	7%	-	2,182,040.46
7% Redeemable Non Cumulative Preference Shares (Refer Note (c) and (d) below)	Not later than 5 years from date of allotment i.e.; January 9, 2018	100.00	-
		<b>100.00</b>	<b>2,182,040.46</b>

(a) Unsecured loan is repayable on demand carries interest rate 7% (Previous Year: 8%) per annum, the same is converted to Long term borrowings.

(b) The outstanding interest on borrowings as at every year-end is converted into loan as on first day of the next financial year.

(c) 7% Non cumulative redeemable preference shares are redeemable at par not later than 5 years from the date of allotment. The 7% Non cumulative redeemable preference shares amounting to INR 100.00 Thousands were issued on January 9, 2018.

(d) Interest on 7% Redeemable Non Cumulative Preference Shares has not been provided, as the same are non cumulative.

March 31, 2022      March 31, 2021

### 12 Trade Payables

Total Outstanding Dues of Micro Enterprises and Small Enterprises	-	-
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	16,251.97	176.80
	<b>16,251.97</b>	<b>176.80</b>

#### (a) Trade Payables ageing schedule as at March 31, 2022

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME						
(ii) Others	16,251.97	-	-	-	-	16,251.97
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
<b>Total</b>	<b>16,251.97</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,251.97</b>

#### Trade Payables ageing schedule as at March 31, 2021

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME						
(ii) Others	176.80	-	-	-	-	176.80
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
<b>Total</b>	<b>176.80</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>176.80</b>

### 13 Other Current Financial Liabilities

Current maturities of Long Term Debt	154,073.92	-
Capital Creditors*	212,466.64	42,747.30
	<b>366,540.56</b>	<b>42,747.30</b>

\* includes MSME of INR 4,228.42 Thousands, Previous Year INR 252.74 Thousands outstanding but not due.

### 14 Other Current Non Financial Liabilities

Statutory Dues (includes Goods and Services Tax, Tax Deducted at Source)	9,839.04	2,586.30
	<b>9,839.04</b>	<b>2,586.30</b>

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

	March 31, 2022	March 31, 2021
<b>15 Other Income</b>		
Interest Income	265.12	-
	<u>265.12</u>	<u>-</u>
	March 31, 2022	March 31, 2021
<b>16 Finance Costs</b>		
Interest Expense	171,193.24	126,236.66
<b>Total Interest Expense</b>	<u>171,193.24</u>	<u>126,236.66</u>
Less : Transferred to Capital work-in-progress	(170,928.12)	(126,236.66)
<b>Net Finance Costs</b>	<u>265.12</u>	<u>-</u>
<b>17 Depreciation Expense</b>		
Depreciation on Property, Plant and Equipment	331.19	592.93
	<u>331.19</u>	<u>592.93</u>
<b>18 Other Expenses</b>		
Consultancy Charges	449.20	271.29
Insurance	-	34.80
Rates and Taxes	1.25	-
Payment to Auditors (refer note 26)	129.80	124.42
Business Support Service	6,898.55	1,194.98
Other Expenses	243.18	61.53
	<u>7,721.98</u>	<u>1,687.02</u>

Godrej Highrises Properties Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2022

(Currency in INR Thousands)

**19 Earnings Per Share**

**a) Basic and Diluted Earnings Per Share**

The calculation of basic earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	<b>March 31, 2022</b>	March 31, 2021
<b>(i) (Loss) attributable to ordinary shareholders (basic and diluted)</b>		
(Loss) for the year attributable to ordinary shareholders of the Company	<b>(8,053.17)</b>	(2,279.95)
	<u><b>(8,053.17)</b></u>	<u>(2,279.95)</u>
<b>(ii) Weighted average number of ordinary shares (basic and diluted)</b>		
Weighted Average number of equity shares at the beginning of the year	<b>10,000</b>	10,000
Add: Weighted Average number of equity shares issued during the year	<u>-</u>	<u>-</u>
<b>Weighted Average number of Equity Shares at the end of the year</b>	<u><b>10,000</b></u>	<u>10,000</u>
<b>Basic and Diluted Earnings Per Share (INR) (Face Value INR 10 each)</b> (Previous year: INR 10 each)	<b>(805.32)</b>	(228.00)

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 20 Financial instruments – Fair values and risk management

#### a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2022	Carrying amount			Level 1	Fair value			Total
	Fair value through profit or loss	Amortised Cost	Total		Level 2	Level 3		
<b>Financial Assets</b>								
<b>Non-Current</b>								
Other Non-Current Financial Assets	14,765.00	-	14,765.00	-	-	-	-	-
<b>Current</b>								
Cash and cash equivalents	-	672.75	672.75	-	-	-	-	-
Other Current Financial Assets	-	449.26	449.26	-	-	-	-	-
	<u>14,765.00</u>	<u>1,122.01</u>	<u>15,887.01</u>	-	-	-	-	-
<b>Financial Liabilities</b>								
<b>Non-Current</b>								
Borrowings	-	2,911,714.20	2,911,714.20	-	-	-	-	-
Other Non-Current Financial Liabilities	-	10,602.83	10,602.83	-	-	-	-	-
<b>Current</b>								
Borrowings	-	100.00	100.00	-	-	-	-	-
Trade Payables	-	16,251.97	16,251.97	-	-	-	-	-
Other Current Financial Liabilities	-	366,540.56	366,540.56	-	-	-	-	-
	<u>-</u>	<u>3,305,209.56</u>	<u>3,305,209.56</u>	-	-	-	-	-

March 31, 2021	Carrying amount			Level 1	Fair value			Total
	Fair value through profit or loss	Amortised Cost	Total		Level 2	Level 3		
<b>Financial Assets</b>								
<b>Non-Current</b>								
<b>Current</b>								
Cash and cash equivalents	-	776.33	776.33	-	-	-	-	-
Other Current Financial Assets	-	15.00	15.00	-	-	-	-	-
	<u>-</u>	<u>791.33</u>	<u>791.33</u>	-	-	-	-	-
<b>Financial Liabilities</b>								
<b>Non Current</b>								
Borrowings	-	100.00	100.00	-	-	-	-	-
Other Non-Current Financial Liabilities	-	233.29	233.29	-	-	-	-	-
<b>Current</b>								
Borrowings	-	2,182,040.46	2,182,040.46	-	-	-	-	-
Trade Payables	-	176.80	176.80	-	-	-	-	-
Other Current Financial Liabilities	-	42,747.30	42,747.30	-	-	-	-	-
	<u>-</u>	<u>2,225,297.85</u>	<u>2,225,297.85</u>	-	-	-	-	-

#### b) Measurement of Fair Value

The Company uses the discounted cash flow valuation technique (in relation to financial liabilities measured at amortised cost) which involves determination of the present value of expected payments, discounted using bank rate.

#### c) Risk Management Framework

The Company's Board of Directors have overall responsibility for establishment and oversight of the Company's risk management framework. The Company follows the Holding Company's risk management policies to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The management monitors compliance of risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The management is assisted in its oversight role by Holding Company's internal audit team. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the management.



# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 17 Financial instruments – Fair values and risk management (*Continued*)

#### d) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- (i) Credit Risk
- (ii) Liquidity Risk
- (iii) Market Risk.

#### (i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company does not have any financial asset with credit risk.

#### Trade Receivables

The Company does not have trade receivables and hence does not have any credit risk therefrom.

#### Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 20 Financial instruments – Fair values and risk management (Continued)

#### d) Financial risk management (Continued)

##### (ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company does not have any derivative financial liabilities.

#### Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2022	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
<b>Financial Liabilities</b>						
<b>Non-Current</b>						
Borrowings	2,911,714.20	4,504,648.56	-	-	-	4,504,648.56
Other Non-Current Financial Liabilities	10,602.83	12,066.00	-	1,045.46	11,020.54	-
<b>Current</b>						
Borrowings	100.00	100.00	100.00	-	-	-
Trade Payables	16,251.97	16,251.97	16,251.97	-	-	-
Other Current Financial Liabilities	366,540.56	366,540.56	366,540.56	-	-	-

March 31, 2021	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
<b>Financial Liabilities</b>						
<b>Non Current</b>						
Borrowings	100.00	100.00	-	-	100.00	-
Other Non-Current Financial Liabilities	233.49	265.49	-	116.26	113.11	36.12
<b>Current</b>						
Borrowings	2,182,040.46	2,356,603.70	2,356,603.70	-	-	-
Trade Payables	176.80	176.80	176.80	-	-	-
Other Current Financial Liabilities	42,747.30	42,747.30	42,747.30	-	-	-

(a) For liquidity risk management in relation to current financial liabilities, the Company has financial support from its shareholders. Refer point (II) (b) of Note 1 - Significant Accounting Policy.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 20 Financial instruments – Fair values and risk management (Continued)

#### d) Financial risk management (Continued)

##### (iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

##### a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

##### b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

#### Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2022	March 31, 2021
<b>Financial liabilities</b>		
Fixed rate instruments	3,065,888.12	2,182,140.46
	<u>3,065,888.12</u>	<u>2,182,140.46</u>
<b>Financial assets</b>		
Fixed rate instruments	14,765.00	-
	<u>14,765.00</u>	<u>-</u>

#### Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

### 21 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. However till revenue recognition starts it may be negative.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Company's net debt to equity ratio is as follows:

Particulars	March 31, 2022	March 31, 2021
Net debt	2,911,141.45	2,181,364.13
Total equity	(12,977.48)	(4,924.31)
<b>Net debt to Equity ratio</b>	<u>(224.32)</u>	<u>(442.98)</u>

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 22 Related Party Transactions

#### 1 Related Party Disclosures:

Related party disclosures as required by Ind AS - 24, "Related Party Disclosures", are given below:

#### Relationships:

##### i) Shareholders (Holding Company)

- 1 Godrej Properties Limited (GPL) holds 99.99% (Previous Year 99.99%) of the Share Capital of the Company.
- 2 GPL is the subsidiary of Godrej Industries Limited (GIL).

##### ii) Other Related Parties in Godrej Group (with whom transactions have taken place during the year)

- 1 Godrej Home Developers Private Limited.
- 2 Godrej Projects Development Limited
- 3 Godrej Hillside Properties Private Limited
- 4 Godrej Green Homes Private Limited
- 5 Godrej and Boyce Manufacturing Company Limited

##### iii) Key Management Personnel :

- 1 Ms. Namrata Mehra. (Director) (w.e.f. February 13, 2021)
- 2 Mr. Anubhav Gupta. (Director)
- 3 Ms. Mamta Bhavik Bakshi (Director)

#### 2 The following transactions were carried out with the related parties in the ordinary course of business.

##### (i) Details relating to parties referred to in items 1 (i) and (ii) above

Nature of Transaction	Godrej Properties Limited (i)	Other Related Parties (ii)	Total
<b>Transactions during the Year</b>			
<b>Expenses charged by other Companies / Entities</b>			
Current Year	99,488.49	50,704.70	150,193.19
Previous Year	25,939.53	352.87	25,939.53
<b>Interest</b>			
Current Year	171,193.24	-	171,193.24
Previous Year	126,236.66	-	126,236.66
<b>Short-term borrowings obtained</b>			
Current Year*	-	-	-
Previous Year	869,984.59	-	869,984.59
<b>Loan Repaid</b>			
Current Year	2,181,940.46	-	2,181,940.46
Previous Year	-	-	-
<b>Expenses Paid to other Companies / Entities</b>			
Current Year	110,143.87	-	110,143.87
Previous Year	26,891.78	-	26,891.78
<b>Long-term borrowings obtained</b>			
Current Year	883,747.66	-	883,747.66
Previous Year	-	-	-
<b>Balance Outstanding as at March 31, 2022</b>			
<b>Amount Payables</b>			
Current Year	3,081,804.09	712.69	3,081,804.09
Previous Year	2,182,040.46	-	2,182,040.46
<b>Preference Shares Outstanding</b>			
Current Year	94.70	5.30	100.00
Previous Year	94.70	5.30	100.00

\* Includes opening interest payable as on 1 April 2020 & 1 April 2021 respectively converted into loan.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 23 Analytical Ratios

Sr. No.	Ratio	31-Mar-22	31-Mar-21	Change %	Reason for more than 25% change
1	Current Ratio	0.27	0.01	2,600.00	Current borrowings converted to Non current borrowings as per revised loan agreement
2	Debt-Equity Ratio (Gross)	(236.24)	(443.14)	(46.69)	Increase in borrowings for Capital Asset with no corres
3	Debt-Equity Ratio (Net)	(235.05)	(442.98)	(46.94)	Increase in borrowings for Capital Asset with no corres
4	Debt Service Coverage Ratio	(0.04)	(0.01)	226	Debt is for Capital Asset with no corresponding revenu
5	Return on equity ratio	NA	NA	NA	Project is at construction stage so not applicable
6	Inventory turnover ratio	NA	NA	NA	NA
7	Trade receivables turnover ratio	NA	NA	NA	NA
8	Trade payables turnover ratio	NA	NA	NA	NA
9	Net capital turnover ratio	NA	NA	NA	NA
10	Net profit ratio	(3,037.56)	NA	NA	NA
11	Return on capital employed	NA	NA	NA	NA
12	Return on investment	NA	NA	NA	NA

(a) Formulae for computation of ratios are as follows:

Sr. No.	Particulars	Formula
1	Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
2	Debt-Equity Ratio (Gross)	$\frac{\text{Total Debt \{Current Borrowings + Non-Current Borrowings\}}}{\text{Shareholder's Equity \{Total Equity\}}}$
3	Debt-Equity Ratio (Net)	$\frac{\text{Total Debt \{Current Borrowings + Non-Current Borrowings\} - Cash and Cash Equivalents - Bank Balances other than above - Deposit With Banks (Other Non-Current Non Financial Assets) - Investments \{Current\}}{\text{Shareholder's Equity \{Total Equity\}}}$
4	Debt Service Coverage Ratio	$\frac{\text{Earnings available for debt service \{Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense\}}}{\text{Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year}}$
5	Net profit ratio	$\frac{\text{Profit/(loss) for the year}}{\text{Total Income}}$

### 24 Title deeds of Immovable Property not held in the name of the Company

Relevant line item in the Balance Sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter / director or employee of promoter / director	Property held since which date	Reason for not being held in the name of the company
Capital Work-in-Progress	Land	542,671.19	Godrej Properties Limited	Yes	31-Mar-17	Conveyance will be completed upon development of entire Project Land.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 25 Contingent Liabilities and Commitments

#### a) Contingent Liabilities

Matters	March 31, 2022	March 31, 2021
I) Claims against Company not Acknowledged as debts	NIL	NIL
<b>II) Guarantees:</b>		
i) Guarantees given by Bank, counter guaranteed by the Company	14,765.00	-

#### b) Commitments

Particulars	March 31, 2022	March 31, 2021
(i) Capital Commitment (includes for CWIP under Construction Net of Advance)	1,103,654.47	606,907.68
(ii) The Company enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.		

### 26 Payment to Auditors (net of taxes)

Particulars	March 31, 2022	March 31, 2021
Statutory Audit Fees	110.00	100.00
Reimbursement of Expenses	-	5.44
<b>Total</b>	<b>110.00</b>	<b>105.44</b>

### 27 Micro, Small and Medium enterprises :

Particulars	March 31, 2022	March 31, 2021
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	4,228.42	605.35
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	Nil	Nil
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	Nil	Nil
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nil	Nil
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

Dues to Micro, Small and Medium Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management.

# Godrej Highrises Properties Private Limited

## Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2022

(Currency in INR Thousands)

### 28 Segment Reporting

#### A. Basis of Segmentation

##### Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segment namely, Hotel Services. The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators i.e profit after tax.

#### B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

#### C. Information about major customers

There are no customers for the current financial year as well as previous financial year.

- 29 The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of assets / liabilities. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information. As on current date, the Company has concluded that the impact of COVID – 19 is not material based on these estimates. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

As per our report of even date.

#### For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

#### For and on behalf of the Board of Directors of

Godrej Highrises Properties Private Limited

CIN: U70200MH2015PTC266010

**Suhas Pai**

Partner

Membership No: 119057

Mumbai

**Namrata Mehra**

Director

DIN: 08442778

Mumbai

May 03, 2022

**Anubhav Gupta**

Director

DIN: 07589364