

B S R & Co. LLP

Chartered Accountants

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Independent Auditors Report

To the Members of Godrej Highrises Properties Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Godrej Highrises Properties Private Limited (the "Company") which comprise the balance sheet as at 31 March 2023, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2023, and its loss and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs 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 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 obtained by us is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Management's and Board of Directors Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/ loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related

Registered Office:

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14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

Independent Auditor's Report (Continued)

Godrej Highrises Properties Private Limited

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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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 SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the 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 the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements 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.
- 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.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

Independent Auditor's Report (Continued)
Godrej Highrises Properties Private Limited

2 A. As required by Section 143(3) of the Act, we report that:

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

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

- a. The Company does not have any pending litigations which would impact its financial position.
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the Note 29A to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (ii) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the Note 29B to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
- e. The Company has neither declared nor paid any dividend during the year.
- f. As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only with effect from 1 April 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable.

Independent Auditor's Report (Continued)
Godrej Highrises Properties Private Limited

With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

According to the information and explanation given to us and based on our examination of the records of the Company, the Company is not a public Company. Accordingly, the provision of Section 197 of the Act are not applicable to the Company

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

Chartered Accountants

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



Suhas Pai

Partner

Place: Mumbai

Date: 03 May 2023

Membership No.: 119057

ICAI UDIN:23119057BGWTAH3592

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Highrises Properties Private Limited for the year ended 31 March 2023

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

According to the information and explanations given to us and on the basis of our examination of the records of the Company the Company does not hold any intangible assets. Accordingly, clause (3)(i)(a)(B) of the order is not applicable

(i) (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 a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified every year. In accordance with this programme, all property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancy was noticed on such verification.

Description of property	Gross carrying value (INR in Thousands)	Held in the name of	Whether promoter, director or their relative or employee	Period held- indicate range, where appropriate	Reason for not being held in the name of the Company. Also indicate if in dispute
Land	542,671.19	Godrej Properties Limited	Yes	31/03/2017	Conveyance will be completed upon development of entire Project land

(d) 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 revalued its Property, Plant and Equipment during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The Company does not have inventory. Accordingly, clause 3(ii)(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 been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks and financial institutions on the basis of security of current assets at any point of time of the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Highrises Properties Private Limited for the year ended 31 March 2023 (Continued)

- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the activities carried out by the company. Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Service Tax, Property Tax, Income-Tax, Cess or other statutory dues have generally been regularly deposited with the appropriate authorities, though there have been slight delays in one case of Income- Tax. Whereas Provident Fund, Employees State Insurance, Duty of Customs, Labour cess, Professional Tax and Wealth Tax are not applicable to the Company.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues were in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (ix) (a) 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 defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.
- (b) The Company does not have any loans or borrowings from government or government authority or financial institutions or any banks. Therefore clause (ix) (b) not applicable.
- (c) According to the information and explanations given to us by the management, the Company has not obtained any term loans during the year. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us and on an overall examination of the

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Highrises Properties Private Limited for the year ended 31 March 2023 (Continued)

balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

- (e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2023. Accordingly, clause 3(ix)(e) is not applicable.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under Companies Act, 2013), as company does not have any subsidiaries, associates or joint ventures.
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (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 or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, 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 the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) Based on the information and explanations provided to us, the Company does not have a vigil mechanism and is not required to have a vigil mechanism as per the Act or SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) The Company is a private limited company and accordingly the requirements as stipulated by the provisions of Section 177 of the Act are not applicable to the Company. In our opinion and according to the information and explanations given to us and on the basis of our examination of records of the Company, transactions with the related parties are in compliance with Section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) In our opinion and based on the information and explanations provided to us, the Company does not have an Internal Audit system and is not required to have an internal audit system as per Section 138 of the Act.
- (b) In our opinion and based on the information and explanations provided to us, the Company does not have an internal audit system and is not required to have an internal audit system as per Section 138 of the Act. Accordingly, clause 3(xiv)(b) of the Order is not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Highrises Properties Private Limited for the year ended 31 March 2023 (Continued)

the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

- (d) According to the information and explanations provided to us, the Group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016) does not have more than one CIC.
- (xvii) The Company has incurred cash losses of INR 14,035.47 thousands in the current financial year and INR 7,721.98 thousands in the immediately preceding financial year
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (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, our knowledge of the Board of Directors and management plans 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 that the 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) The requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

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

Chartered Accountants

Firm's Registration No.:101248WW-100022



Suhas Pai

Partner

Place: Mumbai

Date: 03 May 2023

Membership No.: 119057

ICAI UDIN:23119057BGWTAH3592

Annexure B to the Independent Auditor's Report on the financial statements of Godrej Highrises Properties Private Limited for the year ended 31 March 2023

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Godrej Highrises Properties Private Limited ("the Company") as of 31 March 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2023, 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 (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

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 Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. 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.

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

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

A company's internal financial controls with reference to financial statements is a process designed to

Annexure B to the Independent Auditor's Report on the financial statements of Godrej Highrises Properties Private Limited for the year ended 31 March 2023 (Continued)

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

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.

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

Chartered Accountants

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

Suhas Pai

Partner

Place: Mumbai

Date: 03 May 2023

Membership No.: 119057

ICAI UDIN:23119057BGWTAH3592

Godrej Highrises Properties Private Limited

Balance Sheet

as at March 31, 2023

(Currency in INR Thousands)

Particulars	Note	As at March 31, 2023	As at Mar 31, 2022
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	219.41	400.74
Capital Work-in-Progress	2	54,92,096.70	31,82,452.42
Other Non-Current Financial Assets	4	28,365.00	14,765.00
Income Tax Assets (Net)		95.44	26.51
Total Non-Current Assets		55,20,776.55	31,97,644.67
Current Assets			
Cash and Cash Equivalents	5	1,022.72	672.75
Other Current Financial Assets	6	2,155.93	449.26
Other Current Non Financial Assets	7	3,08,390.00	1,03,304.45
Total Current Assets		3,11,568.65	1,04,426.46
TOTAL ASSETS		58,32,345.20	33,02,071.13
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	8	100.00	100.00
Other Equity		(27,294.28)	(13,077.48)
Total Equity		(27,194.28)	(12,977.48)
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	9	47,98,581.53	29,11,714.20
Other Non-Current Financial Liabilities	10	53,361.29	10,602.83
Total Non-Current Liabilities		48,51,942.82	29,22,317.03
Current Liabilities			
Financial Liabilities			
Borrowings	11	2,78,656.19	1,54,173.92
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
Other Current Financial Liabilities	13	7,22,677.94	2,12,466.64
Other Current Non Financial Liabilities	14	6,262.53	9,839.04
Total Current Liabilities		10,07,596.66	3,92,731.57
TOTAL EQUITY AND LIABILITIES		58,32,345.20	33,02,071.13

Significant Accounting Policies

The accompanying notes 1 to 30 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

Suhas Pai

Partner

Membership No: 119057

Mumbai

May 03, 2023

For and on behalf of the Board of Directors of

Godrej Highrises Properties Private Limited

CIN: U70200MH2015PTC266010

Namrata Mehra

Director

DIN: 08442778

Mumbai

May 03, 2023

Anubhav Gupta

Director

DIN: 07589364

Mumbai

May 03, 2023



Godrej Highrises Properties Private Limited

Statement of Profit and Loss for the year ended March 31, 2023

(Currency in INR Thousands)

Particulars	Note	For the year ended March 31, 2023	For the year ended March 31, 2022
INCOME			
Other Income	15	1,224.92	265.12
Total Income		1,224.92	265.12
EXPENSES			
Finance Costs	16	932.35	265.12
Depreciation Expense	17	181.33	331.19
Other Expenses	18	14,328.04	7,721.98
Total Expenses		15,441.72	8,318.29
(Loss) Before Tax		(14,216.80)	(8,053.17)
Tax Expense			
Current Tax	3(a)	-	-
Deferred Tax Charge	3(a)	-	-
Total Tax Expense		-	-
(Loss) for the Year		(14,216.80)	(8,053.17)
Other Comprehensive Income for the Year (Net of Tax)		-	-
Total Comprehensive Income for the Year		(14,216.80)	(8,053.17)
Earnings Per Share (Amount in INR)			
Basic and Diluted	19	(1,421.68)	(805.32)
Significant Accounting Policies	1		

The accompanying notes 1 to 30 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



Suhas Pai
Partner
Membership No: 119057
Mumbai
May 03, 2023



Namrata Mehra
Director
DIN: 08442778
Mumbai
May 03, 2023



Anubhav Gupta
Director
DIN: 07589364
Mumbai
May 03, 2023

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



Godrej Highrises Properties Private Limited

Statement of Changes in Equity for the year ended March 31, 2023

(Currency in INR Thousands)

a) Equity Share Capital

Particulars	Balance at the beginning of the year	Changes in equity share capital during the year	Balance at the end of the year
Balance as at March 31, 2023	100.00	-	100.00
Balance as at March 31, 2022	100.00	-	100.00

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, 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	(100.00)	(12,977.48)	(13,077.48)
Balance as at April 01, 2022	(100.00)	(12,977.48)	(13,077.48)
Total Comprehensive Income:			
i) (Loss) for the year	-	(14,216.80)	(14,216.80)
Balance as at March 31, 2023	(100.00)	(27,194.28)	(27,294.28)

(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/losses 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 30 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
Partner
Membership No: 119057
Mumbai
May 03, 2023



Namrata Mehra
Director
DIN: 08442778
Mumbai
May 03, 2023



Anubhav Gupta
Director
DIN: 07589364
Mumbai
May 03, 2023



Godrej Highrises Properties Private Limited

Statement of Cash Flows for the year ended March 31, 2023

(Currency in INR Thousands)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Cash Flow from Operating Activities		
Loss Before Tax	(14,216.80)	(8,053.17)
Adjustments for:		
Depreciation expense	181.33	331.19
Finance costs	932.35	265.12
Interest income	(1,224.92)	(265.12)
Operating (loss) before working capital changes	(14,328.04)	(7,721.98)
Changes in Working Capital:		
(Decrease) / Increase in Non Financial Liabilities	(3,576.51)	7,252.74
(Decrease) / Increase in Financial Liabilities	(16,251.97)	16,075.17
(Increase) in Non Financial Assets	(68,531.43)	(19,994.29)
(Increase) in Financial Assets	(606.16)	(255.00)
	(88,966.07)	3,078.62
Direct Taxes Paid (Net)	(68.93)	(26.51)
Net cash flows (used in) operating activities	(1,03,363.04)	(4,669.87)
Cash Flow from Investing Activities		
Acquisition of property, plant and equipment	(18,63,190.48)	(6,93,309.00)
Purchase of investments in fixed deposits (net)	(13,600.00)	(14,765.00)
Interest Received	124.40	85.86
Net cash flows (used in) investing activities	(18,76,666.08)	(7,07,988.14)
Cash Flow from financing activities		
Proceeds from long-term borrowings	20,11,349.60	7,29,673.74
Proceeds from short-term borrowings (net)	-	-
Interest paid	(30,970.51)	(17,119.32)
Net cash flows generated from financing activities	19,80,379.09	7,12,554.42
Net Increase / (Decrease) in Cash and Cash Equivalents	349.97	(103.59)
Cash and Cash Equivalents - Opening Balance	672.75	776.33
Cash and Cash Equivalents - Closing Balance	1,022.72	672.74

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 March 31, 2023	For the year ended March 31, 2022
Cash and Cash Equivalents (refer Note 5)	1,022.72	672.75
Cash and Cash Equivalents as per Statement of Cash Flows	1,022.72	672.75

(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, 2022	Changes in Statement of Cash Flows	Non Cash Changes Conversion/ interest accrued	As at March 31, 2023
Long-term borrowings	29,11,714.20	20,11,349.60	(1,24,482.27)	47,98,581.53
Short-term borrowings	1,54,173.92	-	1,24,482.27	2,78,656.19

Reconciliation of liabilities arising from financing activities				
Particular	As at April 01, 2021	Changes in Statement of Cash Flows	Non Cash Changes Interest accrued	As at March 31, 2022
Long-term borrowings	100.00	7,29,673.74	21,81,940.46	29,11,714.20
Short-term borrowings	21,82,040.46	-	(20,27,866.54)	1,54,173.92

The accompanying notes 1 to 30 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

Suhas Pai
Partner
Membership No: 119057
Mumbai
May 03, 2023

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

Namrata Mehra
Director
DIN: 08442778
Mumbai
May 03, 2023

Anubhav Gupta
Director
DIN: 07589364
Mumbai
May 03, 2023



Godrej Highrises Properties Private Limited

Notes forming part of financial statements

for the year ended March 31, 2023

(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, 2023 were authorised for issue by the Company's Board of Directors on May 03, 2023.

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, 2023

(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, 2023

(Currency in INR Thousands)

Note 1 (Continued)

II. Basis of preparation and measurement (Continued)

f) Recent Pronouncements

The Ministry of Corporate Affairs ('MCA') notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Amendment Rules as issued from time to time. ON March 31, 2023 MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

- **Ind AS 1 – Presentation of Financial Statements**

The amendment require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general-purpose financial statements. The company does not expect their amendment to have any significant impact in its financial statements.

- **Ind AS 12, Income Taxes**

The amendment clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The company does not expect their amendment to have any significant impact in its financial statements.

- **Ind AS 8, Accounting Policies, Changes in Accounting estimates and errors**

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact in its financial statements.

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



Godrej Highrises Properties Private Limited

Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Thousands)

levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Note 1 (*Continued*)

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

g) Measurement of fair values (*Continued*)

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:

- it is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- 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, 2023

(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:

- it is expected to be settled in the Company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is due to be settled within 12 months after the reporting date; or
- 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.

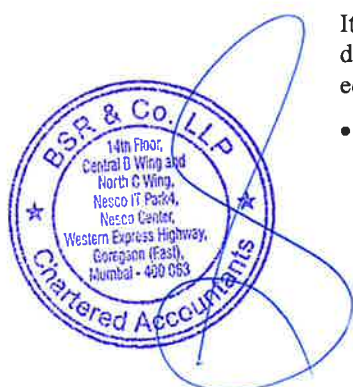
III. Significant Accounting Policies

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, 2023

(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, 2023

(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.

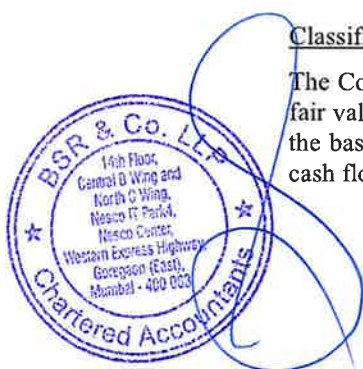
Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are capitalized to Capital Work-in-Progress.

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, 2023

(Currency in INR Thousands)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

d) Financial instruments (*Continued*)

I. 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 measured at fair value plus transaction costs, unless it is carried at fair value through profit or loss, in which case transaction costs are immediately expensed. .

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, 2023

(Currency in INR Thousands)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

d) Financial instruments (*Continued*)

I. 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, 2023

(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, 2023

(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:

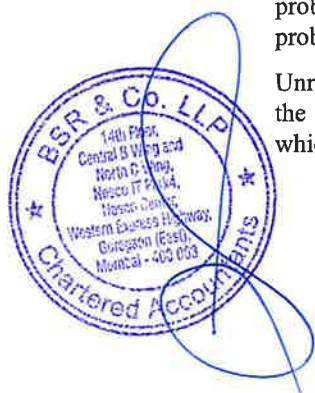
- has a legally enforceable right to set off the recognised amounts; and
- intends either to realise the asset and settle the liability on a net basis or simultaneously.

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, 2023

(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, 2023

(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.



Godrej Highrises Properties Private Limited

Notes forming part of financial statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Thousands)

1) 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, 2023

(Currency in INR Thousands)

2 Property, Plant and Equipment

Particulars	As At April 01, 2022	GROSS BLOCK Additions during the year	Deductions during the year	As at March 31, 2023 April 01, 2022	ACCUMULATED DEPRECIATION As at For the Year Deductions	NET BLOCK As at March 31, 2023 March 31, 2022	As at March 31, 2022
Tangible Assets							
Site Equipments	1,354.75	-	-	1,354.75	181.33	219.41	400.74
Total Property, Plant and Equipment	1,354.75	-	-	1,354.75	181.33	219.41	400.74
Capital Work-in-Progress (refer Note (a) and (b) below)	31,82,452.42	23,09,644.28	-	54,92,096.70	-	54,92,096.70	31,82,452.42

Particulars	As At April 01, 2021	GROSS BLOCK Additions during the year	Deductions during the year	As at March 31, 2022 April 01, 2021	ACCUMULATED DEPRECIATION As at For the Year Deductions	NET BLOCK As at March 31, 2022 March 31, 2021	As at March 31, 2021
Tangible Assets							
Site Equipments	1,354.75	-	-	1,354.75	331.19	400.74	731.93
Total Property, Plant and Equipment	1,354.75	-	-	1,354.75	331.19	400.74	731.93
Capital Work-in-Progress (refer Note (a) and (b) below)	22,08,277.16	9,74,175.27	-	31,82,452.42	-	31,82,452.42	22,08,277.16

(a) Ageing schedule as at March 31, 2023

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Amount in CWIP for a period of March 31, 2023	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	23,09,644	9,74,175	7,15,031	14,93,246	54,92,097		9,74,175	7,15,031	5,36,004	9,57,242	31,82,452
Projects temporarily suspended	-	-	-	-	-		-	-	-	-	-

(a) Refer Note 25 for disclosure of Capital Commitments for acquisition of Property, plant and equipment.

(b) During the year, INR 308,772.78 Thousands (Previous Year: INR 170,928.12 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 (Demerger) 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, 2023

(Currency in INR Thousands)

3 Deferred Tax Assets and Tax Expense

a) Movement in Deferred Tax Balances

INR (in Thousands)

Particulars	Balance as at April 01, 2022	Recognised in Other Equity	Movement during the year Recognised in OCI	Recognised in Profit or Loss	Balance as at March 31, 2023
Deferred Tax Assets					
Brought Forward Loss	-	-	-	-	-
Deferred Tax Assets	-	-	-	-	-

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

b) Reconciliation of Effective Tax Rate

Particulars	March 31, 2023	March 31, 2022
(Loss) Before Tax	(14,216.80)	(8,053.17)
Tax using the Company's domestic tax rate 25.17% (Previous Year: 25.17%)	(3,578.37)	(2,026.98)
Tax effect of:		
Rate difference	-	-
Previous year losses for which no deferred tax asset was recognised	-	-
Current year loss for which no deferred tax asset was recognised	3,578.37	2,026.98
Unrecognised Deferred Tax Assets	-	-
Tax expense recognised	-	-

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, 2023	March 31, 2022
	Gross Loss	Gross Loss
	Unrecognised tax effect	Unrecognised tax effect
Business losses	26,730.59	12,695.12
Unabsorbed depreciation	575.37	441.14
	6,727.55	3,195.11
	144.81	111.03

d) Tax Losses Carried Forward

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

Particulars	March 31, 2023	March 31, 2022
	Gross Loss	Gross Loss
	Expiry Date	Expiry Date
Expire		
	70.06	70.06
	2023-24	2023-24
	139.09	139.09
	2024-25	2024-25
	129.56	129.56
	2025-26	2025-26
	2,095.07	2,095.07
	2026-27	2026-27
	852.35	852.35
	2027-28	2027-28
	1,687.02	1,687.02
	2028-29	2028-29
	7,721.98	7,721.98
	2029-30	2029-30
	14,035.47	-
Never Expire	575.37	441.14

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 & previous financial year.



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
as at March 31, 2023

(Currency in INR Thousands)

	March 31, 2023	March 31, 2022
4 Other Non-Current Financial Assets		
Unsecured, Considered Good		
Deposit With Banks (refer Note (a) below)	28,365.00	14,765.00
	<u>28,365.00</u>	<u>14,765.00</u>
(a) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 28,365 Thousands (Previous Year 2022: INR 14,765 Thousands).		
5 Cash and Cash Equivalents		
Balances With Banks		
In Current Accounts	19.11	669.15
In Fixed Deposit Accounts with maturity less than 3 months	1,000.00	-
Cash On Hand	3.61	3.60
	<u>1,022.72</u>	<u>672.75</u>
6 Other Current Financial Assets		
Unsecured, Considered Good		
<i>To parties other than related parties</i>		
Deposits - Others	876.16	270.00
Interest Accrued on Fixed Deposits	1,279.77	179.26
	<u>2,155.93</u>	<u>449.26</u>
7 Other Current Non Financial Assets		
Secured, Considered Good		
<i>To parties other than related parties</i>		
Capital Advance (refer note (a) below)	1,39,291.43	60,176.66
Unsecured, Considered Good		
<i>To parties other than related parties</i>		
Balances with Government Authorities	89,618.63	19,164.33
Capital Advance	78,460.19	21,020.84
Prepayments	1,019.75	2,942.62
	<u>3,08,390.00</u>	<u>1,03,304.45</u>

(a) Capital Advance includes advances amounting to INR.1,39,291.43 Thousands (Previous year: INR 60,176.66 Thousands) is secured against Bank Guarantee.



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
as at March 31, 2023

(Currency in INR Thousands)

	March 31, 2023	March 31, 2022
8 Equity Share Capital		
a) Authorised :		
10,000 Equity Shares of INR 10/- each (Previous Year: 10,000 Equity Shares of INR 10/- each)	100.00	100.00
10,000 7% Redeemable non-cumulative Preference Shares of INR 10/- each (Previous Year: 10,000 Preference Share of INR 10/- each)	100.00	100.00
	200.00	200.00
b) Issued, Subscribed and Paid-Up:		
10,000 Equity Shares of INR 10/- each (Previous Year: 10,000 Equity Shares of INR 10/- each)	100.00	100.00
	100.00	100.00

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

	March 31, 2023		March 31, 2022	
Equity Shares :	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
7%, Redeemable non-cumulative preference shares:				
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

	March 31, 2023		March 31, 2022	
Equity shares are held by :	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
7%, Redeemable non-cumulative preference shares:				
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	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, 2023		March 31, 2022	
	No. of Shares	%	No. of Shares	%
Equity shares				
Godrej Properties Limited	9,999	99.99%	9,999	99.99%
7%, Redeemable non-cumulative preference				
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

	March 31, 2023			March 31, 2022		
	No. of Shares	% of total Shares	% change during the year	No. of Shares	% of total Shares	% change during the year
Promoter Name						
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, 2023

(Currency in INR Thousands)

9 Borrowings (Non-Current)

Particulars	Maturity Date	Interest Rate	March 31, 2023	March 31, 2022
Unsecured Loans				
Loan from Related party (Refer Note (a) and (b) below of Note 11)	10 years or as mutually agreed	8.00%	47,98,481.53	29,11,714.20
7% Redeemable Non Cumulative Preference Shares	Not later than 15 years from date of allotment i.e.; December 26, 2037		100.00	-
			47,98,581.53	29,11,714.20

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. It is reissued during FY:2022-23

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

March 31, 2023 March 31, 2022

10 Other Non-Current Financial Liabilities

Unsecured, Considered Good
To parties other than related parties

Capital Creditors*	53,361.29	10,602.83
	53,361.29	10,602.83

* includes MSME of INR 3,431.19, thousands Previous Year INR Nil outstanding but not due.

11 Borrowings (Current)

Particulars	Interest Rate	March 31, 2023	March 31, 2022
Unsecured Loans			
Loan from Related party (Refer Note (a) and (b) below)	8%	2,78,656.19	1,54,073.92
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
		2,78,656.19	1,54,073.92

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

(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. It is reissued during FY:2022-23

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

12 Trade Payables

March 31, 2023 March 31, 2022

Total Outstanding Dues of Micro Enterprises and Small Enterprises	-	-
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	-	16,251.97
	-	16,251.97

(a) Trade Payables ageing schedule as at March 31, 2023

Particulars	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	-	-	-	-	-
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	-	-	-	-	-

Trade Payables ageing schedule as at March 31, 2022

Particulars	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	-	-	-	-	-
Total	16,251.97	-	-	-	16,251.97

13 Other Current Financial Liabilities

March 31, 2023 March 31, 2022

Unsecured, Considered Good
To parties other than related parties

Capital Creditors*	7,22,677.94	2,12,466.64
	7,22,677.94	2,12,466.64

* includes MSME of INR 23,722.27 Thousands, Previous Year INR Nil outstanding but not due.

14 Other Current Non Financial Liabilities

March 31, 2023 March 31, 2022

To parties other than related parties

Statutory Dues (includes Goods and Services Tax, Tax Deducted at Source)	6,262.53	9,839.04
	6,262.53	9,839.04



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
for the year ended March 31, 2023

(Currency in INR Thousands)

	March 31, 2023	March 31, 2022
15 Other Income		
Interest Income	<u>1,224.92</u>	<u>265.12</u>
	<u>1,224.92</u>	<u>265.12</u>
16 Finance Costs		
Interest Expense	3,09,617.99	1,71,193.24
Interest on Income Tax	<u>87.14</u>	<u>-</u>
Total Interest Expense	<u>3,09,705.13</u>	<u>1,71,193.24</u>
Less : Transferred to Capital work-in-progress	<u>(3,08,772.78)</u>	<u>(1,70,928.12)</u>
Net Finance Costs	<u>932.35</u>	<u>265.12</u>
17 Depreciation Expense		
Depreciation on Property, Plant and Equipment	<u>181.33</u>	<u>331.19</u>
	<u>181.33</u>	<u>331.19</u>
18 Other Expenses		
Consultancy Charges	470.68	449.20
Insurance	<u>1,922.87</u>	
Rates and Taxes	12.33	1.25
Advertisement and Marketing Expense	<u>0.80</u>	
Payment to Auditors (refer note 26)	129.80	129.80
Business Support Service	<u>130.21</u>	<u>6,898.55</u>
Other Expenses	<u>11,661.35</u>	<u>243.18</u>
	<u>14,328.04</u>	<u>7,721.98</u>



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
for the year ended March 31, 2023

(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/loss attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	March 31, 2023	March 31, 2022
(i) (Loss) attributable to ordinary shareholders (basic and diluted)		
(Loss) for the year attributable to ordinary shareholders of the Company	(14,216.80)	(8,053.17)
	<u>(14,216.80)</u>	<u>(8,053.17)</u>
(ii) Weighted average number of ordinary shares (basic and diluted)		
Weighted Average number of equity shares at the beginning and end of the year	<u>10,000.00</u>	<u>10,000.00</u>
Basic and Diluted Earnings Per Share (INR) (Face Value INR 10 each) (Previous year: INR 10 each)	(1,421.68)	(805.32)



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
for the year ended March 31, 2023

(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, 2023	Fair value through profit or loss	Carrying amount Amortised Cost	Total	Level 1	Fair value Level 2	Level 3	Total
Financial Assets							
Non-Current							
Other Non-Current Financial Assets	-	28,365.00	28,365.00	-	-	-	-
Current							
Cash and cash equivalents	-	1,022.72	1,022.72	-	-	-	-
Other Current Financial Assets	-	2,155.93	2,155.93	-	-	-	-
	-	<u>31,543.65</u>	<u>31,543.65</u>	-	-	-	-
Financial Liabilities							
Non-Current							
Borrowings	-	47,98,581.53	47,98,581.53	-	-	-	-
Other Non-Current Financial Liabilities	-	53,361.29	53,361.29	-	-	-	-
Current							
Borrowings	-	2,78,656.19	2,78,656.19	-	-	-	-
Trade Payables	-	-	-	-	-	-	-
Other Current Financial Liabilities	-	7,22,677.94	7,22,677.94	-	-	-	-
	-	<u>58,53,276.95</u>	<u>58,53,276.95</u>	-	-	-	-

March 31, 2022	Fair value through profit or	Carrying amount Amortised Cost	Total	Level 1	Fair value Level 2	Level 3	Total
Financial Assets							
Non-Current							
Other Non-Current Financial Assets	-	14,765.00	14,765.00	-	-	-	-
Current							
Cash and cash equivalents	-	672.75	672.75	-	-	-	-
Other Current Financial Assets	-	449.26	449.26	-	-	-	-
	-	<u>15,887.01</u>	<u>15,887.01</u>	-	-	-	-
Financial Liabilities							
Non Current							
Other Non-Current Financial Liabilities	-	10,602.83	10,602.83	-	-	-	-
Borrowings	-	1,54,173.92	1,54,173.92	-	-	-	-
Trade Payables	-	16,251.97	16,251.97	-	-	-	-
Other Current Financial Liabilities	-	2,12,466.64	2,12,466.64	-	-	-	-
	-	<u>33,05,209.56</u>	<u>33,05,209.56</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.



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
for the year ended March 31, 2023

(Currency in INR Thousands)

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

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.

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, 2023

(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, 2023	Carrying Amount	Total	Contractual cash flows Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non-Current						
Borrowings	47,98,581.53	47,98,581.53	-	-	-	47,98,581.53
Other Non-Current Financial Liabilities	53,361.29	53,361.29	512.07	1,585.43	51,263.80	-
Current						
Borrowings	2,78,656.19	2,78,656.19	2,78,656.19	-	-	-
Trade Payables	-	-	-	-	-	-
Other Current Financial Liabilities	7,22,677.94	7,22,677.94	7,22,677.94	-	-	-

March 31, 2022	Carrying Amount	Total	Contractual cash flows Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non Current						
Borrowings	29,11,714.20	42,78,263.43	-	-	-	42,78,263.43
Other Non-Current Financial Liabilities	10,602.83	12,066.00	-	1,045.46	11,020.54	-
Current						
Borrowings	1,54,173.92	1,54,173.92	1,54,173.92	-	-	-
Trade Payables	16,251.97	16,251.97	16,251.97	-	-	-
Other Current Financial Liabilities	2,12,466.64	2,12,466.64	2,12,466.64	-	-	-

- (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, 2023

(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, 2023	March 31, 2022
Financial liabilities		
Fixed rate instruments	50,77,237.72	30,65,888.12
	<u>50,77,237.72</u>	<u>30,65,888.12</u>
Financial assets		
Fixed rate instruments	29,365.00	14,765.00
	<u>29,365.00</u>	<u>14,765.00</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, 2023	March 31, 2022
Net debt	50,76,215.00	30,65,215.37
Total equity	(27,194.28)	(12,977.48)
Net debt to Equity ratio	<u>(186.66)</u>	<u>(236.19)</u>



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
for the year ended March 31, 2023

(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)

- Godrej Properties Limited (GPL) holds 99.99% (Previous Year 99.99%) of the Share Capital of the Company.
- 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)

- Godrej Home Developers Private Limited.
- Godrej Projects Development Limited
- Godrej Hillside Properties Private Limited
- Godrej Green Homes Private Limited
- Godrej and Boyce Manufacturing Company Limited

iii) Key Management Personnel :

- Ms. Namrata Mehra. (Director) (w.e.f. February 13, 2021)
- Mr. Anubhav Gupta. (Director)
- 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	Other Related Parties	Total
Transactions during the Year			
Expenses charged by other Companies / Entities			
Current Year	2,00,377.12	1,69,487.37	3,69,864.49
Previous Year	99,488.49	50,704.70	99,488.49
Interest			
Current Year	3,09,617.99	-	3,09,617.99
Previous Year	1,71,193.24	-	1,71,193.24
Short-term borrowings obtained			
Current Year*	2,78,656.19	-	2,78,656.19
Previous Year	1,54,073.92	-	1,54,073.92
Loan Repaid			
Current Year	-	-	-
Previous Year	20,27,866.54	-	20,27,866.54
Expenses Paid to other Companies / Entities			
Current Year	1,32,094.72	-	1,32,094.72
Previous Year	1,10,143.87	-	1,10,143.87
Long-term borrowings obtained			
Current Year	20,11,349.60	-	20,11,349.60
Previous Year	8,83,747.66	-	8,83,747.66
Amount Payables			
Current Year	51,91,956.91	29,768.97	52,21,725.87
Previous Year	29,27,830.17	-	29,27,830.17
Preference Shares Outstanding			
Current Year	94.70	5.30	100.00
Previous Year	94.70	5.30	100.00

* Includes opening interest payable as on 1 April 2023 & 1 April 2022 respectively converted into Long term Loan.



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)
for the year ended March 31, 2023

(Currency in INR Thousands)

23 Analytical Ratios

Sr. No.	Ratio	31-03-2023	31-03-2022	Change %	Reason for more than 25% change
1	Current Ratio	0.31	0.27	14.81%	Current borrowings converted to Non current borrowings as per revised loan agreement
2	Debt-Equity Ratio (Gross)	(186.70)	(224.37)	-16.79%	Increase in borrowings for Capital Asset with no corresponding revenue
3	Debt-Equity Ratio (Net)	(185.62)	(223.18)	-16.83%	Increase in borrowings for Capital Asset with no corresponding revenue
4	Debt Service Coverage Ratio	(0.04)	(0.04)	5.77%	No Change
5	Return on equity ratio	NA	NA	NA	Project is at construction stage so not applicable
6	Inventory turnover ratio	NA	NA	NA	Not applicable
7	Trade receivables turnover ratio	NA	NA	NA	Not applicable
8	Trade payables turnover ratio	NA	NA	NA	Not applicable
9	Net capital turnover ratio	NA	NA	NA	Not applicable
10	Net profit ratio	(1,160.63)	(3,037.56)	-61.79%	Reduction in the loss in Current year.
11	Return on capital employed	NA	NA	NA	Not applicable
12	Return on investment	NA	NA	NA	Not applicable

(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)	$\frac{\text{Total Debt (Current Borrowings + Non-Current Borrowings)} - \text{Cash and Cash Equivalents} - \text{Bank Balances other than above} - \text{Deposit With Banks (Other Non-Current Non Financial Assets)} - \text{Investments (Current)}}{\text{Shareholder's Equity (Total Equity)}}$
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 or employee of promoter or director	Property held since which date	Reason for not being held in the name of the company
Capital Work-in-Progress	Land	5,42,671.19	Godrej Properties Limited	Yes	March 31, 2017	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, 2023

(Currency in INR Thousands)

25 Contingent Liabilities and Commitments

a) Contingent Liabilities

Matters	March 31, 2023	March 31, 2022
I) Claims against Company not Acknowledged as debts	NIL	NIL
II) Guarantees:		
i) Guarantees given by Bank, counter guaranteed by the Company	28,365.00	14,765.00

b) Commitments

Particulars	March 31, 2023	March 31, 2022
(i) Capital Commitment (includes for CWIP under Construction Net of	3,27,013.32	11,03,654.47
(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, 2023	March 31, 2022
Statutory Audit Fees	110.00	110.00
Total	110.00	110.00

27 Micro, Small and Medium enterprises :

Particulars	March 31, 2023	March 31, 2022
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	-	4,228.42
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting	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

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the years ended and as at March 31, 2023 and March 31, 2022 to Micro, Small and Medium Enterprises on account of principal or interest.



Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(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 A. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding 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

B. The Company has not received any fund from any person(s) or entity(ies), 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

30 Other statutory Information

- (a) The Company do not have any transactions with struck off companies.
- (b) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (c) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (d) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

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

Suhas Pai

Partner

Membership No: 119057

Mumbai

May 03, 2023

For and on behalf of the Board of Directors of

Godrej Highrises Properties Private Limited

CIN: U70200MH2015PTC266010

Namrata Mehra

Director

DIN: 08442778

Mumbai

May 03, 2023

Anubhav Gupta

Director

DIN: 07589364

Mumbai

May 03, 2023

