

B S R & Co. LLP

Chartered Accountants

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Independent Auditor's Report

To the Members of Godrej Projects Development Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Godrej Projects Development 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 profit 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 we have obtained 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 loss, 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:

B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

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Independent Auditor's Report (Continued)

Godrej Projects Development 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 Projects Development 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 has disclosed the impact of pending litigations as at 31 March 2023 on its financial position in its financial statements - Refer Note 44 to the financial statements.
- 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 their knowledge and belief, as disclosed in the Note 43 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 their knowledge and belief, as disclosed in the Note 43 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

Independent Auditor's Report (Continued)

Godrej Projects Development Limited

Auditors) Rules, 2014 is not applicable.

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

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

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

Chartered Accountants

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

Suhas Pai

Partner

Place: Mumbai

Membership No.: 119057

Date: 02 May 2023

ICAI UDIN:23119057BGWTAE1760

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Projects Development 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 Property, Plant and Equipment.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (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 in a phased manner over a period of three years. In accordance with this programme, certain 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 discrepancies were noticed on such verification.
- (c) The Company does not have any immovable property (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee). Accordingly, clause 3(i)(c) of the Order is not applicable.
- (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 (including Right of Use assets) or intangible assets or both 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 inventory, comprising of finished goods, has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in Finished goods. The Company's inventory also includes construction work in progress, to which the requirements under paragraph 3(ii) of the Order are 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 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.
- (iii) (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 made investments, granted loans and advances in the nature of loans, secured or unsecured, to companies and other parties in respect of which the requisite information is as below. The Company has not provided any securities, to companies, or any other parties during the year.

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

INR in Lakh

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount during the year				
Subsidiaries*	-	-	Rs 6,353.49 lakhs	-
Joint ventures*	-	-	Rs 17,494.51 lakhs	-
Associates*	-	-	-	-
Others	-	-	Rs 5,942.70 lakhs	-
Balance outstanding as at balance sheet date				
Subsidiaries*	-	-	Rs 13,818.88 lakhs	-
Joint ventures*	-	-	Rs 85,775.33 lakhs	-
Associates*	-	-	-	-
Others*	-	-	Rs 20,045.16 lakhs	-

**As per the Companies Act, 2013*

- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made during the year and the terms and conditions of the grant of loans during the year are, prima facie, not prejudicial to the interest of the Company. There are no guarantees provided during the year and there is no advances in the nature of loans granted
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of loans given, in our opinion the repayment of principal and payment of interest has not been stipulated which is repayable on demand. As informed to us, the Company has not demanded repayment of the loan during the year. Thus, there has been no default on the part of the party to whom the money has been lent. The payment of interest has been irregular. Further, the Company has not given any advance in the nature of loan to any party during the year.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in case of loans of Rs. 13,504.77 Lakhs given to M/s Oasis Landmarks LLP, Rs 314.11 lakhs given to M/S Godrej Projects Developers and Properties LLP, Rs 9,936.46 lakhs given to M/S Wonder Projects Development Private Limited, Rs 5,602.07 lakhs given to M/s A R Landcraft LLP, Rs 512.78 lakhs given to M/s Maan-Hinje Township Developers LLP, Rs 6,612.96 lakhs given to M/s Godrej Projects North LLP, Rs 6.71 lakhs given to M/s Godrej Residency Private Limited, Rs 4.69 lakhs given to M/s Godrej Green Properties LLP, Rs 4.55 lakhs given to M/s Godrej Skyview LLP, Rs 64,751.68 lakhs given to M/s Godrej Vestamark LLP, Rs 9,470.05 lakhs given to M/s Ace Infracity Projects developers Private Limited, Rs 638.64 lakhs given to M/s Pravah Buildcon LLP and Rs 8,279.91 lakhs given to M/s Suncity Infrastructures (Mumbai) LLP, the schedule for repayment of principal and payment of interest have not been stipulated and accordingly we are unable to comment on the amount overdue for more than ninety days. Further, the Company has not given any advances in the nature of loans to any party during the year.

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

- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties.
- (f) 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 the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment except for the following loans or advances in the nature of loans to its Promoters and related parties as defined in Clause (76) of Section 2 of the Companies Act, 2013 ("the Act"):

	All Parties	Promoters	Related Parties
Aggregate of loans/advances in nature of loan - Repayable on demand (A) - Agreement does not specify any terms or period of Repayment (B)	Rs. 1,19,639.38 Lakhs		Rs. 99,594.23 Lakhs
Total (A+B)	Rs. 1,19,639.38 Lakhs		Rs. 99,594.23 Lakhs
Percentage of loans/advances in nature of loan to the total loans	100%		83.24%

- (iv) 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 complied with the provision of section 185 and 186 of the companies Act, 2013 ("the Act") with respect of investment made and loans provided by the Company. The Company has not provided any security and guarantee in connection with a loan to any other body corporate or person and accordingly, compliance under section 185 and 186 of the Act in respect of providing securities is not applicable to the Company.
- (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) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Act in respect of its manufactured goods (and/or services provided by it) and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the records with a view to determine whether these are accurate or complete.
- (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.

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

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, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs, Labour Cess, Professional Tax, Property Tax or other statutory dues have generally been regularly deposited with the appropriate authorities, though there have been slight delays in a few cases. As explained to us, The company did not have any dues on account of wealth tax and Custom duty.

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, 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 on account of any dispute are as follows:

Name of the statute	Nature of the dues	Amount (Rs.) in Lakhs	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
Income Tax Act, 1961	Income Tax	1,721.14	2013-14, 2014-15, 2015-16, 2016-17, 2017-18	Commissioner of Income-Tax	
MVAT Act, 2002	VAT	62.46	2014-15	Commissioner of Income-Tax	
KVAT Act, 2002	VAT	432.71	2015-16, 2016-17	Joint Commissioner (Appeals)	
MGST Act 2017	GST	194.94	2017-18	Joint Commissioner (Appeal)	
Finance Act, 1994	Service Tax	9,783	2011-12 to 2017-18	CESTAT	

- (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.

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

- (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 declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the 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) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that the Company has taken funds from following entities and persons on account of or to meet the obligations of its subsidiaries, associates or joint ventures (as defined under the Act) as per details below:

Nature of fund taken	Name of lender (May mention whether Bank/ NBFC/ Corporate etc)	Amount involved Rs. in Lakh	Name of the relevant subsidiary, joint venture, associate	Relationship	Nature of transaction for which funds utilised	Remarks, if any
Repayable on demand loan	Godrej Properties Limited	6,331.20	Oasis Landmarks LLP	Subsidiary	For Project Development	
Repayable on demand loan	Godrej Properties Limited	22.28	Godrej Project Developers & Properties LLP	Subsidiary	For Project Development	
Repayable on demand loan	Godrej Properties Limited	431.37	A R Landcraft LLP	Joint Venture	For Project Development	
Repayable on demand loan	Godrej Properties Limited	589.58	Godrej Projects North LLP	Joint Venture	For Project Development	
Repayable on demand loan	Godrej Properties Limited	0.37	Godrej Residency Private Limited	Joint Venture	For Project Development	
Repayable on demand loan	Godrej Properties	1.53	Godrej Green Properties LLP	Joint Venture	For Project Development	

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

Nature of fund taken	Name of lender (May mention whether Bank/ NBFC/ Corporate etc)	Amount involved Rs. in Lakh	Name of the relevant subsidiary, joint venture, associate	Relationship	Nature of transaction for which funds utilised	Remarks, if any
demand loan	Limited			e		
Repayable on demand loan	Godrej Properties Limited	1.09	Godrej Skyview LLP	Joint Venture	For Project Development	
Repayable on demand loan	Godrej Properties Limited	9,852.03	Godrej Vestamark LLP	Joint Venture	For Project Development	
Repayable on demand loan	Godrej Properties Limited	6,618.54	Suncity Infrastructures (Mumbai) LLP	Joint Venture	For Project Development	
Repayable on demand loan	Godrej Properties Limited	591.57	Vagishwari Land Developers Private Limited	Joint Venture	Investment in Equity instruments	
Repayable on demand loan	Godrej Properties Limited	500.00	Godrej Projects North LLP (formerly known as Godrej Projects (Bluejay) LLP)	Joint Venture	Investment in Equity instruments	

- (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 the Act).
- (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

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

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) Establishment of vigil mechanism is not mandated for the Company. We have taken into consideration the whistle blower complaints received under the vigil mechanism established voluntarily by the Company during the year and shared with us while determining the nature, timing and extent of our audit procedures.
- (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) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
 - (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (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 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 not incurred cash losses in the current year. However in the immediately preceding financial year the company incurred cash loss of Rs. 3471.97 Lakh.
- (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.

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

- (xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.
- (b) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any ongoing project. Accordingly, clause 3(xx)(b) of the Order is not applicable.

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

Chartered Accountants

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

Suhas Pai

Partner

Place: Mumbai

Date: 02 May 2023

Membership No.: 119057

ICAI UDIN:23119057BGWTAE1760

Annexure B to the Independent Auditor's Report on the financial statements of Godrej Projects Development 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 Projects Development 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 provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial

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

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

Membership No.: 119057

Date: 02 May 2023

ICAI UDIN:23119057BGWTAE1760

Godrej Projects Development Limited

Balance Sheet

as at March 31, 2023

(Currency in INR Lakhs)

Particulars	Note	As At March 31, 2023	As At March 31, 2022
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	343.63	118.23
Capital Work-in-Progress	3	286.74	-
Right-of-Use Asset	37	719.49	1,045.32
Intangible Assets	4	0.16	0.48
Financial Assets			
Investments in Subsidiaries and Joint Ventures	5	17,184.30	15,994.88
Other Investments	6	15,238.85	15,308.55
Trade Receivables	7	6,383.35	7,086.51
Other Non-Current Financial Assets	8	11.97	1.58
Deferred Tax Assets (Net)	9	8,611.37	11,863.44
Income Tax Assets (Net)		4,160.44	4,448.45
Total Non-Current Assets		52,940.30	55,867.44
Current Assets			
Inventories	10	2,04,986.34	1,31,962.86
Financial Assets			
Trade Receivables	11	10,170.69	2,666.23
Cash and Cash Equivalents	12	15,643.80	2,235.05
Bank Balances other than above	13	1,440.67	28.28
Loans	14	1,19,735.33	1,13,346.60
Other Current Financial Assets	15	27,768.34	18,594.41
Other Current Non Financial Assets	16	21,332.38	17,612.45
Total Current Assets		4,01,077.55	2,86,445.89
TOTAL ASSETS		4,54,017.85	3,42,313.33
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	17	23.16	23.16
Other Equity		11,376.88	(705.83)
Total Equity		11,400.04	(682.67)
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	18	63,790.10	60,010.10
Lease Liabilities	37	454.01	799.37
Other Non-Current Financial Liabilities	19	2,830.91	3,206.47
Provisions	20	61.11	38.43
Total Non-Current Liabilities		67,136.13	64,054.37
Current Liabilities			
Financial Liabilities			
Borrowings	21	2,11,943.97	1,61,192.12
Lease Liabilities	37	345.36	318.62
Trade Payables			
Total outstanding dues of micro enterprises and small enterprises	51	616.68	283.13
Total outstanding dues creditors other than micro enterprises and small enterprises		60,660.81	62,796.12
Other Current Financial Liabilities	22	8,929.90	6,970.41
Other Current Non Financial Liabilities	23	91,144.36	45,577.17
Provisions	24	1,263.34	1,251.45
Current Tax Liabilities (Net)		577.27	552.62
Total Current Liabilities		3,75,481.69	2,78,941.64
Total Liabilities		4,42,617.82	3,42,996.01
TOTAL EQUITY AND LIABILITIES		4,54,017.85	3,42,313.34

Godrej Projects Development Limited

Balance Sheet (*Continued*)

as at March 31, 2023

(Currency in INR Lakhs)

Significant Accounting Policies

/

The accompanying notes 1 to 58 form an integral part of the Financial Statements.

As per our report of even date.

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

Chartered Accountants

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

For and on behalf of the Board of Directors of

Godrej Projects Development Limited

CIN: U70102MH2010PLC210227

Suhas Pai

Partner

Membership No: 119057

Amitesh Shah

Director

DIN: 07921460

Namrata Mehra

Director

DIN: 08442778

Mumbai

May 02, 2023

Mumbai

May 02, 2023

Godrej Projects Development Limited

Statement of Profit and Loss

for the year ended March 31, 2023

(Currency in INR Lakhs)

Particulars	Note	For the year ended March 31, 2023	For the year ended March 31, 2022
INCOME			
Revenue from Operations	25	76,526.33	16,331.20
Other Income	26	22,489.48	16,409.34
Total Income		99,015.81	32,740.54
EXPENSES			
Cost of materials consumed	27	1,25,745.51	78,949.75
Changes in inventories of finished goods and construction work-in-progress	28	(73,023.48)	(71,641.88)
Employee Benefits Expense	29	555.74	496.04
Finance Costs	30	13,158.71	10,637.53
Depreciation and Amortisation Expense	31	477.41	382.31
Other Expenses	32	16,763.11	17,006.45
Total Expenses		83,677.00	35,830.20
Profit/(Loss) before Tax		15,338.81	(3,089.67)
Tax Expense Charge/(Credit)			
Current Tax	9(a)	-	-
Deferred Tax Charge/(Credit)	9(b) and (c)	3,253.09	(301.27)
Total Tax Expense		3,253.09	(301.27)
Profit/(Loss) for the Year		12,085.72	(2,788.40)
Other Comprehensive Income			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan		(4.03)	(2.47)
Tax on above		1.02	0.62
Other Comprehensive Income/(Loss) for the Year (Net of Tax)		(3.01)	(1.85)
Total Comprehensive Income/(Loss) for the Year		12,082.71	(2,790.25)
Earnings Per Share (Amount in INR)			
Basic and Diluted	33	5,219.44	(1,204.22)

Significant Accounting Policies

1

The accompanying notes 1 to 58 form an integral part of the Financial Statements.

As per our report of even date.

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

Chartered Accountants

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

For and on behalf of the Board of Directors of

Godrej Projects Development Limited

CIN: U70102MH2010PLC210227

Suhas Pai

Partner

Membership No: 119057

Amitesh Shah

Director

DIN: 07921460

Namrata Mehra

Director

DIN: 08442778

Mumbai

May 02, 2023

Mumbai

May 02, 2023

Godrej Projects Development Limited

Statement of Cash Flows

for the year ended March 31, 2023

(Currency in INR Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Cash Flows from Operating Activities		
Profit/(Loss) for the year	15,338.81	(3,089.67)
Adjustments for:		
Depreciation and amortisation expense	477.41	382.31
Finance costs	13,158.71	10,637.53
Share of loss in limited liability partnerships	245.28	1,858.28
Interest income	(20,407.60)	(14,918.69)
Profit on sale of investments (net)	-	3,015.55
Provision / Expected Credit Loss on financial assets	35.58	347.85
Write down/(back) of inventories	(1,500.00)	1,644.28
Assets Written off	-	15.00
Operating profit/(loss) before working capital changes	7,348.20	(107.56)
Changes in Working Capital:		
Increase in Non Financial Liabilities	5,526.97	19,707.00
(Decrease) / Increase in Financial Liabilities	(4,486.60)	43,900.46
(Increase) in Inventories	(24,375.78)	(60,761.54)
(Increase) in Non Financial Assets	(3,719.93)	(10,449.56)
(Increase) in Financial Assets	(7,782.58)	(7,156.94)
	(34,837.92)	(14,760.58)
Direct Taxes Paid (net)	312.66	(336.70)
Net cash flows (used in) operating activities	(27,177.06)	(15,204.84)
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(669.62)	(65.23)
Investment in debentures of subsidiaries and joint ventures (refer note 40)	-	(8,052.25)
Proceeds from sale of Investment in debentures	-	4,972.81
Investment in subsidiaries and joint ventures (refer note 40)	(1,090.33)	(5,533.48)
(Purchase) / Sale of mutual funds (net)	-	14,749.63
(Purchase) / Sale of investments in fixed deposits (net)	(1,422.44)	1,407.23
Loan (given to)/repaid by subsidiaries and joint ventures (net)	5,430.02	(42,551.22)
Loan (given) to others (net)	915.28	99.92
Interest Received	830.86	1,592.41
Net cash flows generated from / (used in) investing activities	3,993.77	(33,380.18)
Cash Flows from financing activities		
Proceeds/(Repayment) of borrowings (net)	38,922.32	51,616.67
Interest and other borrowings cost paid	(1,935.22)	(1,247.39)
Payment of Minimum Lease liabilities	(395.07)	(395.07)
Net cash flows generated from financing activities	36,592.03	49,974.21
Net Increase in Cash and Cash Equivalents	13,408.74	1,389.19
Cash and Cash Equivalents - Opening Balance	2,235.05	845.86
Cash and Cash Equivalents - Closing Balance (refer note 50)	15,643.79	2,235.05

Godrej Projects Development Limited

Statement of Cash Flows (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

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	As At March 31, 2023	As At March 31, 2022
Cash and Cash Equivalents (Refer Note 12)	15,643.80	2,235.05
Cash and Cash Equivalents as per the Statement of Cash Flows	15,643.80	2,235.04

(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, including both changes arising from cash flows and non-cash changes

Particulars	As at April 01, 2022	Changes as Non Cash Changes per the Statement of Cash Flows	Conversion into loan	As at March 31, 2023
Long-term borrowings	60,010.10	-	3,780.00	63,790.10
Short-term borrowings *	*149963.71	38,922.32	7,448.41	** 196334.44

*This amount excludes Interest Accrued of INR 7448.41 Lakhs

**This amount excludes Interest Accrued of INR 11,055.23 Lakhs

Reconciliation of liabilities arising from financing activities

Particulars	As at April 01, 2021	Changes as Non Cash Changes per the Statement of Cash Flows	Conversion into loan	As at March 31, 2022
Long-term borrowings	60,010.10	-	-	60,010.10
Short-term borrowings	*87863.02	51,616.67	10,484.01	**149963.71

*This amount excludes Interest Accrued of INR 10,484.01 Lakhs

**This amount excludes Interest Accrued of INR 7,448.41 Lakhs

The accompanying notes 1 to 58 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

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

For and on behalf of the Board of Directors of

Godrej Projects Development Limited

CIN: U70102MH2010PLC210227

Suhas Pai

Partner

Membership No: 119057

Mumbai

May 02, 2023

Amitesh Shah

Director

DIN: 07921460

Mumbai

May 02, 2023

Namrata Mehra

Director

DIN: 08442778

Godrej Projects Development Limited

Statement of Changes in Equity

for the year ended March 31, 2023

(Currency in INR Lakhs)

a) Equity Share Capital

Particulars	As At March 31, 2023	As At March 31, 2022
Balance at the beginning of the year	23.16	23.16
Changes in equity share capital during the year	-	-
Balance at the end of the year	23.16	23.16

b) Other Equity

Particulars	Reserves and surplus		Total
	Securities Premium (Refer Note (a) below)	Retained Earnings	
Balance as at April 01, 2021 (Restated)	5,567.58	(3,483.16)	2,084.42
Total comprehensive income:			
i) Loss for the year	-	(2,788.40)	(2,788.40)
ii) Remeasurements of the defined benefit plan (net of tax) (refer note 34)	-	(1.85)	(1.85)
Balance as at March 31, 2022	5,567.58	(6,273.41)	(705.83)
Balance as at April 01, 2022	5,567.58	(6,273.41)	(705.83)
Total comprehensive income:			
i) Profit/(Loss) for the year	-	12,085.72	12,085.72
ii) Remeasurements of the defined benefit plan (net of tax) (refer note 34)	-	(3.01)	(3.01)
Balance as at March 31, 2023	5,567.58	5,809.29	11,376.88

(a) Securities Premium

Securities premium reserve is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the the Companies Act, 2013.

(b) Retained Earnings

Retained earnings are the profits/(loss) that the Company has earned till the Balance Sheet date.

The accompanying notes 1 to 58 form an integral part of the 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 Projects Development Limited

CIN: U70102MH2010PLC210227

Suhas Pai

Partner

Membership No: 119057

Amitesh Shah

Director

DIN: 07921460

Namrata Mehra

Director

DIN: 08442778

Mumbai

May 02, 2023

Mumbai

May 02, 2023

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1

I. Company overview

Godrej Projects Development Limited ("the Company") having CIN: U70102MH2010PLC210227 is engaged primarily in the business of real estate construction, development and other related activities. The Company is a public limited company incorporated and 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

The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable.

The Financial Statements of the Company for the year ended 31 March 2023 were authorized for issue by the Board of Directors on May 02, 2023.

b) 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 lakhs, unless otherwise stated.

c) Basis of measurement

These financial statements have been prepared on historical cost basis except certain financial instruments and defined benefit plans measured at fair value.

d) 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.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

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

d) Use of estimates and judgements *(Continued)*

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:

- *Evaluation of satisfaction of performance obligation for the purpose of revenue recognition*

Determination of revenue under the satisfaction of performance obligation necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The Company recognises revenue when the Company satisfies its performance obligation

- *Evaluation of Net realisable Value of Inventories*

Inventories comprising of completed flats and construction-work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the Financial Statements for the period in which such changes are determined.

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

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 based 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 value of assets is based on management's judgment about the condition of such asset at the point of sale of asset.

- *Recognition and measurement of defined benefit obligations*

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 (*Continued*)

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

d) Use of estimates and judgements (*Continued*)

- *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. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

- *Impairment losses on investment*

The Company reviews its carrying value of investments carried at amortised cost annually or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

- *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 the basis 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.

e) Standard issued but not yet effective

Recent accounting pronouncements

Ministry of Corporate Affairs (“MCA”) notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) 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 1st, 2023, as below:

Ind AS 1 – Presentation of Financial Statements

The amendments requires 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 this amendment to have any significant impact in its financial statements.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

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

e) Standard issued but not yet effective *(Continued)*

Ind AS 12 – Income taxes

The amendments 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 is evaluating the impact, if any, 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 that are subject to measurement uncertainty”. Entities develop accounting estimates if accounting policies requires items 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.

f) Measurement of fair values

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

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

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

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

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

f) 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.

g) Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

III. Significant Accounting Policies

a. Business combination

Common control transactions are accounted for based on pooling of interest method where the assets and liabilities of the acquiree are recorded at their existing carrying values. The identity of reserves of the acquiree is preserved and the difference between consideration and the face value of the share capital of the acquiree is transferred to capital reserve. Where the transferee company does not have any reserves (including capital reserve), a literal reading of paragraph 12 of the Appendix C of IndAS 103 might suggest that the adjustment should be made to capital reserve. However, where the consideration is in excess of the carrying value of the net assets (including the reserves), the difference can be adjusted to either revenue reserve(s) or capital reserve.

The financial information in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the Financial Statements irrespective of the actual date of the combination.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

b. Property, plant and equipment and depreciation and amortisation

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
- 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.

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 and the cost of the expenditure can be measured reliably.

iii) *Depreciation and amortisation*

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 to the Companies Act, 2013. The useful lives of certain motor vehicles are estimated in the range of 3-8 years and the residual value of certain furniture and fixtures are estimated at 50% of actual cost. These lives are different from those indicated in Schedule II and are based on internal technical evaluation.

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

Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.

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

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

c. Intangible assets and amortisation

i) *Recognition and measurement:*

Items of Intangible Assets are measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

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

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 and the cost of the expenditure can be measured reliably.

iii) *Amortisation*

Intangible assets are amortised over their estimated useful life using straight line method.

Intangible assets are amortised over a period of six years.

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.

d. 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.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

e. 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 recognised in the Statement of Profit and Loss in the period in which they arise.

f. Investment in subsidiaries, joint ventures and associate

Investments in equity shares of subsidiaries, joint ventures and associate are recorded at cost and reviewed for impairment at each reporting date. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries, joint ventures and associate, the difference between net disposal proceeds and the carrying amounts are recognized in the Statement of Profit and Loss.

g. 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.

Initial recognition and measurement

Trade receivables and debt securities issued are initially recognised when they originate.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

g. Financial instruments *(Continued)*

I. Financial assets *(Continued)*

All financial assets are recognized initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

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.

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.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

g. Financial instruments (*Continued*)

I. Financial assets (*Continued*)

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 (FVTOCI) 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 FVTOCI, 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 is primarily derecognised when:

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

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables.

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 Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

g. Financial instruments (*Continued*)

II. Financial Liabilities

Classification

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

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 contractual 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.

III 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.

IV Share Capital

Ordinary equity shares

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

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

h. Inventories

Inventories are valued as under:

- a) Finished Goods – At Lower of Cost and Net realisable value.
- b) Construction Work-in-Progress - At Lower of Cost and Net realisable value.

Construction Work-in-Progress/Finished Goods includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. The inventory of construction work-in-progress is not written down below cost if flats /properties are expected to be sold at or above cost.

i. Revenue Recognition

The Company derives revenues primarily from sale of properties comprising of both commercial and residential units and sale of plotted and other lands.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Company has enforceable right for payment for performance completed to date. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the transaction price i.e. consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in Ind AS 115, on “Revenue from contracts with customers”, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements which customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative selling price. The price that is regularly charged for an item when sold separately is the best evidence of its selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract Liabilities are recognised when there is billing in excess of revenue and advance received from customers.

The Company enters into Development and Project Management agreements with land-owners. Accounting for income from such projects, measured at transaction price, is done on accrual basis as per the terms of the agreement.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

i. Revenue Recognition *(Continued)*

The Company receives maintenance amount from the customers and utilises the same towards the maintenance of the respective projects. Revenue is recognised to the extent of maintenance expenses incurred by the Company towards maintenance of respective projects. Balance amount of maintenance expenses to be incurred is reflected as liability under the head other current non-financial liabilities.

Interest income

Interest income is accounted on an accrual basis at effective interest rate.

Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.

j. Share of profits/(losses) in LLP

Share of profits/(losses) in LLP is recognised when the right to receive/liability to pay the same is established.

k. Leases

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Company has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

k. Leases (*Continued*)

As a Lessee

Right of use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received, any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Company's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

l. 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 other Comprehensive income (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. The amount of current tax payable or receivable is the best estimate of all the tax amount expected to be paid or required that reflects uncertainty related to income tax if any. It is measured using tax rates enacted or substantively enacted at the reporting date.

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

- a) has a legally enforceable right to set off the recognised amounts; and

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

l. Income tax (*Continued*)

- b) intends either to realise the asset and settle the liability on a net basis or simultaneously

Deferred tax

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

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

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.

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.

m. Employee benefits

Short term employee benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

m. Employee benefits (*Continued*)

Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund is expensed as the related service is provided.

Defined benefit plans

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the Statement of Profit and Loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Statement of Profit and Loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in the Statement of Profit and Loss in the period in which they arise.

n. 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 long term projects, are transferred to Construction work in progress, as part of the cost of the projects till the time all the activities necessary to prepare these projects for its intended use or sale are complete.

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

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

o. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to 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, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

p. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, 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.

q. 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.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

r. 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.

s. Segment reporting

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

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

2 Property, Plant and Equipment

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION/ AMORTISATION				NET BLOCK	
	As At April 01, 2022	Additions during the year	Deductions during the year	As At March 31, 2023	As at April 01, 2022	For the Year	Deductions	As At March 31, 2023	As At March 31, 2023	As at March 31, 2022
Tangible assets										
Leasehold Improvements	356.33	-	-	356.33	356.33	-	-	356.33	-	-
Office Equipment's	78.84	0.15	-	78.99	71.23	1.87	-	73.10	5.89	7.61
Site Equipment's	78.82		-	78.82	74.87	-	-	74.87	3.95	3.95
Furniture and Fixtures	218.93	0.25	-	219.18	185.47	8.62	-	194.09	25.09	33.46
Computers	142.74	368.85	-	511.59	77.15	144.06	-	221.21	290.38	65.59
Vehicles	65.13	13.63	-	78.76	57.51	2.93	-	60.44	18.32	7.62
Total Property, Plant and Equipment	940.79	382.88	-	1,323.67	822.56	157.48	-	980.04	343.63	118.23

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION/ AMORTISATION				NET BLOCK	
	As at	Additions during	Deductions	As at	As at	For the Year	Deductions	As at	As at	As at
	April 01, 2021 (Restated)	the year	during the year	March 31, 2022	April 01, 2021 (Restated)			March 31, 2022	March 31, 2022	March 31, 2021
Tangible assets										
Leasehold Improvements	356.33	-	-	356.33	356.33	-	-	356.33	-	-
Office Equipment's	75.73	3.11	-	78.84	67.29	3.94	-	71.23	7.61	8.44
Site Equipment's	78.82	-	-	78.82	72.20	2.67	-	74.87	3.95	6.62
Furniture and Fixtures	218.83	0.10	-	218.93	173.69	11.78	-	185.47	33.46	45.14
Computers	80.72	62.02	-	142.74	39.37	37.78	-	77.15	65.59	41.35
Vehicles	65.13	-	-	65.13	54.23	3.28	-	57.51	7.62	10.90
Total Property, Plant and Equipment	875.56	65.23	-	940.79	763.11	59.45	-	822.56	118.23	112.45

Refer Note 44 for disclosure of Capital Commitments for acquisition of Property, plant and equipment.)

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

as at March 31, 2023

(Currency in INR Lakhs)

3 Capital Work in-Progress

Ageing of Capital work in progress

		Amount in CWIP for a period of				As on March 31, 2023	As on March 31, 2022
Sr. No.	Project	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total	Total
a.	Project in Progress	286.74	-	-	-	286.74	-
b.	Project temporarily suspended	-	-	-	-	-	-
	Total	286.74	-	-	-	286.74	-

Godrej Projects Development Limited

Notes Forming Part of Financial Statements *(Continued)*

as at March 31, 2023

(Currency in INR Lakhs)

4 Intangible Assets

Particulars	GROSS BLOCK				ACCUMULATED AMORTISATION				NET BLOCK	
	As At	Additions during	Deductions	As At	As at	For the Year	Deductions	As At	As At	As at
	April 01, 2022	the year	during the year	March 31, 2023	April 01, 2022			March 31, 2023	March 31, 2023	March 31, 2022
Licenses and Software	30.71	-	-	30.71	30.23	0.32	-	30.55	0.16	0.48
Total Intangible Assets	30.71	-	-	30.71	30.23	0.32	-	30.55	0.16	0.48

Particulars	GROSS BLOCK			ACCUMULATED AMORTISATION			NET BLOCK			
	As at April 01, 2021 (Restated) 30.71	Additions during the year	Deductions during the year	As at March 31, 2022	As at April 01, 2021	For the Year	Deductions	As at March 31, 2022	As at March 31, 2022	As at March 31, 2021
Licenses and Software		-	-	30.71	28.67	1.56	-	30.23	0.48	2.04
Total Intangible Assets	30.71	-	-	30.71	28.67	1.56	-	30.23	0.48	2.04

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

	March 31, 2023	March 31, 2022
5 Investment in Subsidiaries and Joint Ventures		
Particulars		
a) Investment in Equity Instruments (Fully Paid-up unless stated otherwise) (unquoted)		
(i) Investment in Subsidiary Companies		
Godrej Home Developers Private Limited	0.50	0.50
5,000 (Previous Year: 5,000) Equity Shares of INR 10/- each		
Prakritiplaza Facilities Management Private Limited	0.00	0.00
1 (Previous Year: 1) Equity Shares of INR 10/- each		
Godrej Genesis Facilities Management Private Limited	1.00	1.00
10,000 (Previous Year: 10,000) Equity Shares of INR 10/- each		
Godrej Living Private Limited	0.00	0.00
10 (Previous Year: 10) Equity Shares of INR 10/- each		
Godrej Garden City Properties Private Limited	0.00	0.00
1 (Previous Year: 1) Equity Shares of INR 10/- each		
(ii) Investment in Joint Ventures		
Godrej Skyline Developers Private Limited	58.14	58.14
5,81,429 (Previous Year: 5,81,429) Equity Shares of INR 10/- each		
Godrej Redevelopers Mumbai Private Limited	444.06	444.06
28,567 (Previous Year: 28,567) Equity Shares of INR 10/- each		
Munjal Hospitality Private Limited	8,322.56	8,322.56
6,09,61,200 (Previous Year: 6,09,61,200) Equity Shares of INR 10/-		
Vagishwari Land Developers Private Limited	3,590.16	2,999.93
234 (Previous Year 200) Equity Shares of INR 10/-		
Ashank Land & Building Private Limited	0.05	-
500 (Previous Year: Nil) Equity Shares of INR 10/-		
b) Investment in Preference Shares (Fully paid-up unless stated otherwise) (at Fair Value through Profit or Loss)		
Investment in Joint Ventures		
Godrej Skyline Developers Private Limited	1,749.19	1,650.10
13,000,000 (Previous Year: 13,000,000) 0.01% Redeemable Non-cumulative Preference Shares of INR 10/- each		
c) Investment In Limited Liability Partnerships		
(i) Investment in Subsidiaries		
Godrej Highrises Realty LLP	0.10	0.10
Godrej Project Developers & Properties LLP	0.10	0.10
Godrej Skyview LLP	0.10	0.10
Godrej Athenmark LLP	0.10	0.10
Godrej Green Properties LLP	0.10	0.10
Godrej Projects (Soma) LLP	0.10	0.10
Ashank Realty Management LLP	0.00	0.00
Ashank Facility Management LLP	0.01	0.01
Godrej Construction Projects LLP (Classified as Subsidiary w.e.f March 31, 2021)	0.01	0.01
Oasis Landmarks LLP (Classified as Subsidiary w.e.f March 01, 2022)	0.10	0.10
Godrej Florentine LLP	10.52	10.52

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

	March 31, 2023	March 31, 2022
(ii) Investment In Joint Ventures		
A R Landcraft LLP	5.00	5.00
Godrej Reserve LLP	0.50	0.50
Godrej Projects North LLP (Classified as Joint Venture w.e.f December 03, 2021)	3,000.10	2,500.10
Mahalunge Township Developers LLP	0.00	0.00
Manjari Housing Projects LLP	0.02	0.00
Maan-Hinge Township Developers LLP	0.02	0.00
Godrej Vestamark LLP	0.10	0.10
Godrej City Facilities Management LLP	0.00	0.00
Embellish Houses LLP	0.00	0.00
Suncity Infrastructures (Mumbai) LLP	0.60	0.60
Godrej Olympia LLP	0.00	0.00
INR 0.00 represents amount less than INR 500		
(iii) Investment held as Nominee		
Godrej Green Woods Pvt. Ltd (10 equity share of Rs. 10 each)	0.00	-
Citystar Infraprojects Limited (1000 equity share of Rs. 1 each)	0.01	-
Godrej Highrises properties Pvt. Ltd. (1 equity share of Rs. 10 each)	0.00	-
Godrej Hill side properties Pvt. Ltd (1 equity share of Rs. 10 each)	0.00	-
Godrej Precast Construction Private Limited (10 equity share of Rs. 10 each)	0.00	-
Godrej Residency Pvt. Ltd. (100 equity share of Rs. 1 each)	0.00	-
5 Investment in Subsidiaries and Joint Ventures (Continued)		
(iv) Other Investments		
Investment in Preference Shares (Fully paid-up unless stated otherwise) (at Amortised Cost) (unquoted)		
Godrej Highrises Properties Private Limited		
510 (Previous Year: 510) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each	0.05	0.05
Wonder Projects Development Private Limited		
10,000 (Previous Year: 10,000) 8% Redeemable Non-cumulative Preference Shares of INR 10/- each of	1.00	1.00
	17,184.30	15,994.88
6 Other Investments (Non-Current)		
(i) Investment in Debentures of Joint Ventures (Fully paid-up) (at Fair Value through Profit or Loss) (Unquoted)		
Godrej Skyline Developers Private Limited		
5,304,000 (Previous Year: 5,304,000) 12% Unsecured Optionally Compulsorily Convertible Debentures of INR 100/- each	5,177.82	5,247.52
Munjal Hospitality Private Limited		
20,10,000 (Previous Year: 20,10,000) 12% Unsecured Optionally Compulsorily Convertible Debentures of INR 100/- each	2,008.79	2,008.79
Vagishwari Land Developers Private Limited		
8,05,224 (Previous Year: 8,05,224) 12% Unsecured Optionally Compulsorily Convertible Debentures of INR 1000/- each	8,052.24	8,052.24
	15,238.85	15,308.55
Aggregate book value of Unquoted Investments	15,238.85	15,308.55
INR 0.00 represents amount less than INR 500		

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

March 31, 2023 March 31, 2022

7 Trade Receivable

Unsecured, Considered Good	6,383.35	7,086.51
Unsecured, significant increase in credit risk	577.33	780.76
Less: Allowance for significant increase in credit risk	(577.33)	(780.76)
	6,383.35	7,086.51

Particulats	Outstanding for following periods from due date of payment						31st March 2023
	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables –considered good	-	-	230.37	6,152.98	-	-	6,383.35
(ii) Undisputed Trade Receivables –which have significant increase in credit risk	-	297.97	279.36	-	-	-	577.33

Particulats	Outstanding for following periods from due date of payment						31st March 2022
	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables –considered good	-	6,011.68	517.90	234.37	322.56	-	7,086.51
(iii) Undisputed Trade Receivables –credit impaired	-	427.84	90.83	110.29	151.80	-	780.76

8 Other Non-Current Financial Assets

From parties other than related parties

Unsecured, Considered Good		
Deposit With Banks- maturity more than 12 months	11.97	1.58
	11.97	1.58

10 Inventories (Valued at lower of Cost and Net Realisable Value)

Finished Goods (Refer Note 49)	6,214.11	9,655.21
Construction work in Progress	1,98,772.23	1,22,307.65
	2,04,986.34	1,31,962.86

11 Trade Receivables

From related parties

Unsecured, Considered Good (Refer note 40)	460.44	44.80
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From parties other than related parties

Unsecured, Considered Good	9,710.25	2,621.43
Unsecured, significant increase in credit risk	1,377.12	1,341.54
Less: Allowance for significant increase in credit risk	(1,377.12)	(1,341.54)
	10,170.69	2,666.23

Particulats	Outstanding for following periods from due date of payment						31st March 2023
	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables –considered good	-	5,981.65	2,075.63	1,528.48	24.49	543.18	10,153.43
(ii) Undisputed Trade Receivables –which have significant increase in credit risk	-	6.43	-	-	-	-	6.43
(iii) Undisputed Trade Receivables –credit impaired	-	-	-	31.42	20.85	1,318.42	1,370.69
(iii) Disputed Trade Receivables – considered good	-	-	-	-	-	17.26	17.26
(iv) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

March 31, 2023 March 31, 2022

Particulars	Outstanding for following periods from due date of payment						31st March 2022
	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables –considered good	205.22	868.00	107.17	186.49	17.36	4.15	1,388.38
(ii) Undisputed Trade Receivables –which have significant increase in credit risk	-	-	-	9.93	1.01	189.06	200.00
(ii) Undisputed Trade Receivables –credit impaired	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables – considered good	-	-	-	-	-	1,277.85	1,277.85
(iv) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	98.46	-	1,037.23	1,135.69
(v) Disputed Trade Receivables – credit impaired	-	-	-	-	-	5.85	5.85

12 Cash and Cash Equivalents

Balances With Banks (refer note 50)

In Current Accounts	9,527.20	1,280.71
In Fixed Deposit Accounts with maturity less than 3 months	4,865.50	900.18
Cheques On Hand	1,250.95	54.00
Cash On Hand	0.15	0.16
	15,643.80	2,235.05

13 Bank Balances other than above

Balances With Banks (refer note 50)

In Current Accounts (Refer Note (a) below)	0.62	0.28
In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months	1,440.05	28.00
	1,440.67	28.28

(a) Balance in current account of INR 0.81 Lakhs (Previous Year: INR 0.28 Lakhs) pertains to balance in society maintenance account.

14 Loans (Current)

Secured, Considered Good

To parties other than related parties

Deposits - Projects (Refer Note 35(d)(i))	96.08	950.00
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Unsecured, Considered Good

To related parties

Loan to Related Parties (Refer Note 35(d)(i))	1,09,530.56	1,03,673.73
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To parties other than related parties

Loan to others	10,108.69	8,722.87
	1,19,735.33	1,13,346.60

(a) Deposits - Projects are Secured due to specific rights available with the Company through the respective Development Agreement.

15 Other Current Financial Assets

Unsecured, Considered Good

To related parties

Receivable from LLPs	1,425.69	16.66
Deposits - Others (includes lease rent security deposit)	197.77	197.77
Interest Accrued	21,689.74	15,033.84
Others (includes expenses recoverable etc.)	850.99	621.41

To parties other than related parties

Deposits - Others	269.88	216.56
Interest Accrued	1,635.28	1,477.87
Others (including expenses recoverable etc.)	1,698.99	1,030.30

27,768.34 **18,594.41**

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

as at March 31, 2023

(Currency in INR Lakhs)

March 31, 2023 March 31, 2022

16 Other Current Non Financial Assets

Unsecured, Considered Good

To parties other than related parties

Contract Assets (Refer note 39(b))	2,078.51	73.66
Balances with Government Authorities (including Goods and Services Tax, Tax Deducted at Source)	4,798.00	4,666.44
Advance to Suppliers and Contractors (Refer Note (a) below)	9,469.91	7,868.95
Prepayments	1.78	2.60
Others (including advance for development rights, deferred brokerage etc.)	4,984.18	5,000.80
	21,332.38	17,612.45

(a) Advance to Suppliers and Contractors includes advances amounting to INR 133.23 Lakhs (Previous Year: 155.23 lakhs) secured against bank guarantees.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

March 31, 2023 March 31, 2022

17 Equity Share Capital

a) Authorised :

29,00,000 Equity Shares of INR 10/- each (Previous Year: 2,50,000 Equity Shares of INR 10/- each)	290.00	25.00
150,000 Preference Shares of INR 10/- each (Previous Year: 150,000 Preference Shares of INR 10/- each)	15.00	15.00
	305.00	40.00

b) Issued, Subscribed and Paid-Up:

231,552 Equity Shares of INR 10/- each (Previous Year: 231,552 Equity Shares of INR 10/- each) fully paid up	23.16	23.16
	23.16	23.16

100,999 (Previous Year: 100,999) 7% Redeemable non-cumulative preference shares of INR 10 each (total face value of INR 10.10 lakhs (Previous year: INR 10.10 lakhs) are classified as financial liabilities (See Note 18)

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

	March 31, 2023		March 31, 2022	
	No. of Shares	INR (In Lakhs)	No. of Shares	INR (In Lakhs)
Equity Shares :				
Outstanding at the beginning of the year	2,31,552	23.16	2,31,552	23.16
Issued during the year	-	-	-	-
Outstanding at the end of the year	2,31,552	23.16	2,31,552	23.16
7%, Redeemable non-cumulative preference shares:				
Outstanding at the beginning of the year	1,00,999	10.10	1,00,999	10.10
Issued during the year	-	-	-	-
Outstanding at the end of the year	1,00,999	10.10	1,00,999	10.10

100,999 (Previous Year: 100,999) 7% Redeemable non-cumulative preference shares of INR 10 each (total face value of INR 10.10 lakhs (Previous year: INR 10.10 lakhs) are classified as financial liabilities (See Note 18)

d) Shareholding Information

	March 31, 2023		March 31, 2022	
	No. of Shares	INR (In Lakhs)	No. of Shares	INR (In Lakhs)
Equity shares are held by:				
Godrej Properties Limited (Holding Company)	2,31,552	23.16	2,31,552	23.16
7%, Redeemable non-cumulative preference shares are held by:				
Godrej Properties Limited (Holding Company)	1,00,999	10.10	1,00,999	10.10

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

17 Equity Share Capital (Continued)

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. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. 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

Preference shares carry a preferential right as to dividend over equity shareholders. The preference shares are not entitled to vote at the general meeting of the Company except on any resolution placed before the Company which directly affect, the right attached to the preference shares. In the event of liquidation, preference shareholders have a preferential right over equity shareholders to be repaid to the extent of capital paid-up and dividend in arrears on such shares.

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	2,31,552	100.00%	2,31,552	100.00%
7%, Redeemable non-cumulative preference shares:				
Godrej Properties Limited	1,00,999	100.00%	1,00,999	100.00%

g) Preference shares allotted as fully paid-up without payment being received in cash

Particulars	April 01, 2017	
	No. of Shares	INR (In Lakhs)
Preference Shares:		
Godrej Properties Limited	10,999	10.10

The Company has not allotted any preference shares as fully paid-up without payment being received in cash in preceding five years other than those disclosed above.

h) Promoters Shareholding

Shares held by Promoters at the end of the March 31, 2023				
Sr. No	Promoter Name	No. of Shares	% of total Shares	% change during the year
1	Godrej Properties Limited	2,31,552	100%	Nil

Shares held by Promoters at the end of the March 31, 2022				
Sr. No	Promoter Name	No. of Shares	% of total Shares	% change during the year
1	Godrej Properties Limited	2,31,552	100%	Nil

18 Borrowings (Non-Current)

Particulars	March 31, 2023	March 31, 2022
Unsecured Preference Shares		
7% 10,999 (Previous year: 10,999) Redeemable Non Cumulative Preference Shares (Refer Note (a) and (b) below)	10.10	10.10
Loan from Related party (Refer Note (c) and (d) below)	68,324.19	63,780.00
Less - Transferred to Maturities of Long term Debt (Refer Note 21)	4,544.19	3,780.00
Total - Loan from Related party	63,780.00	60,000.00
	63,790.10	60,010.10

- The 7% Non Cumulative Preference shares are redeemable at par at any time after the end of the first year from the date of the allotment upto the completion of the term of 20 years. The 7% Non Cumulative Preference shares amounting to INR 2.55 lakhs and INR 2.55 lakhs were issued on December 1, 2014 and March 31, 2015 respectively.
- Non-cumulative preference shares were payable as consideration pursuant to the Scheme of Arrangement ('the Scheme') to merge Godrej Buildcon Private Limited ("Transferor Company") with the Company vide NCLT order dated August 27, 2018, w.e.f December 01, 2017. The 7% Non Cumulative Preference shares amounting to INR 5.00 Lakhs were issued on March 31, 2019.
- Loan from related party includes amount charged by the Holding Company to meet long term funding requirement. Loan is repayable after 10 years or mutually agreed by both the parties and carries an interest rate of 8% per annum (Previous Year: 8%)
- The outstanding interest on borrowings as at last year end is converted into loan as on first day of the next financial year.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

	March 31, 2023	March 31, 2022
19 Other Non-Current Financial Liabilities		
Particulars		
Others	2,830.91	3,206.47
	<u>2,830.91</u>	<u>3,206.47</u>
20 Provisions (Non-Current)		
Provision for Employee Benefits		
Gratuity (Refer Note 34)	61.11	38.43
	<u>61.11</u>	<u>38.43</u>
21 Borrowings (Current)		
Unsecured		
Loan from Related party (Refer Note (a) and (b) below)	2,07,399.77	1,57,412.12
Current Maturities of Long term Debt (Refer Note 18)	4,544.19	3,780.00
	<u>2,11,943.97</u>	<u>1,61,192.12</u>
(a) Loan from related party includes amount charged by the Holding Company towards working capital. Loan is repayable on demand and carries an interest rate of 7% per annum (Previous Year: 7%) (refer note 40)		
(b) The outstanding interest on borrowings as at last year end is converted into loan as on first day of the next financial year.		
22 Other Current Financial Liabilities		
Deposits - Others	264.90	270.14
Share of Loss from LLPs	5,212.46	3,558.15
Other Liabilities (including advance for development rights etc.)	3,452.54	3,142.11
	<u>8,929.90</u>	<u>6,970.41</u>
23 Other Current Non Financial Liabilities		
Statutory Dues	1,862.23	977.39
Advances Received Against Sale of Flats/ Units (Refer Note 39(b))	38,460.10	36,193.40
Other (including advance from customer for maintenance, etc.)	50,822.03	8,406.38
	<u>91,144.36</u>	<u>45,577.17</u>
24 Provisions (Current)		
Provision for Employee Benefits		
Gratuity (Refer Note 34)	19.77	6.65
Compensated Absences	5.11	7.67
Others (Provision for Tax Dues)	1,238.46	1,237.13
	<u>1,263.34</u>	<u>1,251.45</u>

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

	March 31, 2023	March 31, 2022
25 Revenue from Operations		
Sale of Real Estate Developments	68,989.95	5,615.16
Sale of Services	3,590.33	1,674.20
Other Operating Revenues		
Other Income from Customers	3,946.05	3,422.77
Others (including Settlement Proceeds)	-	5,619.07
	76,526.33	16,331.20
26 Other Income		
Interest Income	20,407.60	14,918.69
Profit on Sale of Investments (net)	-	449.00
Miscellaneous Income	2,081.88	1,041.65
	22,489.48	16,409.34
27 Cost of materials consumed		
Land/ Development Rights	56,123.23	58,645.79
Opening Stock of Raw Material	-	41.05
Add: Costs incurred during the year	-	(41.05)
Less: Closing Stock of Raw Material	-	-
Construction, Material and Labour	51,895.47	6,558.85
Architect Fees	890.73	424.75
Finance Costs	7,077.34	3,212.90
Other Costs	9,758.74	10,107.46
	1,25,745.51	78,949.75
28 Changes in inventories of finished goods and construction work-in-progress		
Inventories at the beginning of the year		
Finished Goods	9,655.21	16,818.81
Construction Work-in-Progress	1,22,307.65	43,502.17
	1,31,962.86	60,320.98
Inventories at the end of the year		
Finished Goods	6,214.11	9,655.21
Construction Work-in-Progress	1,98,772.23	1,22,307.65
	2,04,986.34	1,31,962.86
	(73,023.48)	(71,641.88)
29 Employee Benefits Expense		
Salaries, Bonus, and Allowances	423.79	412.16
Contribution to Provident and Other Funds (Refer Note 34)	17.76	22.27
Staff Welfare Expenses	114.19	61.61
	555.74	496.04

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

	March 31, 2023	March 31, 2022
30 Finance Costs		
Interest Expense	20,170.58	13,768.12
Interest on Income Tax	1.03	0.37
Total Interest Expenses	20,171.61	13,768.49
Other Borrowing costs	76.45	100.44
Total Finance Costs	20,248.06	13,868.93
Less : Transferred to construction work-in-progress	(7,077.34)	(3,212.90)
Less : Transferred to Expense Recoverable	(12.01)	(18.50)
Net Finance Costs	13,158.71	10,637.53
31 Depreciation and Amortisation Expense		
Depreciation and amortisation on Property, Plant and Equipment	157.48	59.45
Depreciation on Right-of-Use Assets	325.83	325.83
Amortisation of Intangible Assets	0.32	1.56
Total Depreciation and Amortisation Expenses	483.63	386.84
Less : Transferred to Expense Recoverable	(6.22)	(4.53)
	477.41	382.31
32 Other Expenses		
Consultancy Charges	302.51	243.20
Loss on Sale of Investment	-	3,464.55
CSR Expenses (refer Note 47)	3.72	23.75
Insurance	0.33	0.37
Rates and Taxes	150.12	88.38
Advertisement and Marketing Expense	5,009.90	1,023.23
Payment to Auditors (refer note 45)	37.76	30.46
Provision / expected credit loss on financial assets	35.58	347.85
Share of loss in Limited Liability Partnership (net)	245.28	1,858.28
Maintenance Expenses	3,770.29	3,183.73
Business Support services	2,275.06	1,211.02
Settlement Pay-out	-	3,834.88
Other Expenses (Refer Note (a) below)	4,932.56	1,696.75
	16,763.11	17,006.45

(a) includes Brokerage Rs. 1,380.52 lakhs

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2023

(Currency in INR Lakhs)

9 Deferred Tax Assets and Tax Expense

a) Amounts recognised in the statement of profit and loss

Particulars	March 31, 2023	31 March 2022
Current Tax	-	-
Deferred Tax Credit/(Charge)	3,253.09	(301.27)
Recognition of previously unrecognised tax losses		
Deferred Tax	3,253.09	(301.27)
Tax Expense for the year	3,253.09	(301.27)

b) Movement in Deferred Tax Balances

Particulars	Balance as at April 01, 2022	Movement during the year			Balance as at March 31, 2023
		Recognised in Profit or Loss	Recognised in OCI	Recognised in Other Equity	
Deferred Tax Assets/ (Liabilities)					
Property, Plant and Equipment	101.51	(17.18)	-	-	84.33
Brought Forward Loss	9,752.10	(2,951.93)	-	-	6,800.17
Inventories	318.60	(318.60)	-	-	0.00
Unabsorbed Depreciation	194.91	-	-	-	194.91
Employee Benefits	8.95	(9.38)	1.02	-	0.59
Provision for doubtful receivables	503.67	237.24	-	-	740.91
Expenses disallowed under Income Tax Act, 1961	917.86	(69.96)	-	-	847.90
Other Items	65.84	(123.28)	-	-	(57.44)
Deferred Tax Assets/ (Liabilities)	11,863.44	(3,253.09)	1.02	-	8,611.37

Particulars	Balance as at April 01, 2021	Movement during the year			Balance as at March 31, 2022
		Recognised in Profit or Loss	Recognised in OCI	Recognised in Other Equity	
Deferred Tax Assets / (Liabilities)					
Property, Plant and Equipment	108.41	(6.90)	-	-	101.51
Brought Forward Loss	9,072.82	679.28	-	-	9,752.10
Inventories	149.82	168.78	-	-	318.60
Unabsorbed Depreciation	106.51	88.40	-	-	194.91
Employee Benefits	12.82	(4.49)	0.62	-	8.95
Provision for doubtful receivables	1,070.48	(566.81)	-	-	503.67
Expenses disallowed under Income Tax Act, 1961	917.62	0.24	-	-	917.86
Other Items	123.07	(57.23)	-	-	65.84
Deferred Tax Assets / (Liabilities)	11,561.55	301.27	0.62	-	11,863.44

c) Reconciliation of Effective Tax Rate

Particulars	March 31, 2023	31 March 2022
Profit/(Loss) before Tax	15,338.81	(3,089.67)
Tax using the Company's domestic tax rate	25.17%	25.17%
Tax effect of:	3,860.47	(777.61)
Non-deductible expenses	30.87	1,403.04
Tax-exempt income	(894.95)	(689.64)
Adjustment for tax of prior years	-	(0.65)
Other adjustments	256.70	(236.41)
Tax expense recognised	3,253.09	(301.28)

d) The Company has recognised deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Company. The Company is expected to generate taxable income from the Financial Year ended March 31, 2023 onward. The business losses can be carried forward for a period of 8 years as per the tax regulations and the Company expects to recover the losses.

e) As per the Company's assessment, there are no material income tax uncertainties over income tax treatments during the current and previous financial year.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

33 Earnings Per Share

a Basic and Diluted Earnings Per Share

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

	March 31, 2023	March 31, 2022
(i) Profit attributable to ordinary shareholders (basic and diluted)		
Profit/(Loss) for the Year , attributable to ordinary shareholders of the Company	12,085.72	(2,788.40)
	<u>12,085.72</u>	<u>(2,788.40)</u>
(ii) Weighted average number of ordinary shares (basic and diluted)		
Number of equity shares at the beginning of the year	2,31,552	2,31,552
Add: Weighted Average number of equity shares issued during the year	-	-
Weighted Average number of Equity Shares at the end of the year	<u>2,31,552</u>	<u>2,31,552</u>
Basic and Diluted Earnings Per Share (INR) (Face value INR 10 each) (Previous year: INR 10 each)	5,219.44	(1,204.22)

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

34 Employee Benefits

a) Defined Contribution Plans:

Contribution to Defined Contribution Plans, recognised as expense for the year are as under:

Particulars	March 31, 2023	March 31, 2022
Employers' Contribution to Provident Fund (Gross before Allocation)	14.28	13.50

b) Defined Benefit Plans:

Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

At 31 March 2023, the weighted average duration of the defined benefit obligation is 17.5 years (31 March 2022: 17.1 years).

(i) Change in present value of defined benefit obligation

Particulars	March 31, 2023	March 31, 2022
Present value of obligation as at beginning of the year	45.08	38.17
Interest Cost	2.75	2.36
Service Cost	5.91	5.95
Benefits Paid	(8.64)	(2.73)
Effect of Liability Transfer in	31.96	0.47
Effect of Liability Transfer out	(0.22)	(1.62)
Actuarial (gains) /Losses on obligations- due to change in Demographic Assumptions	(8.33)	(1.33)
Actuarial (gains) /Losses on obligations- due to change in Financial Assumptions	1.55	3.48
Actuarial (gains) /Losses on obligations- due to change in experience	10.82	0.32
Present value of obligation, as at end of the year	80.88	45.08

(ii) Amount recognised in the Balance Sheet

Particulars	March 31, 2023	March 31, 2022
Amount recognised in the Balance Sheet		
Present value of obligation as at end of the year	80.88	45.08
Fair value of plan assets as at end of the year	-	-
Net obligation as at end of the year	80.88	45.08

(iii) Net gratuity cost for the year

Particulars	March 31, 2023	March 31, 2022
Recognised in the Statement of Profit and loss		
Current Service Cost	5.91	5.95
Interest Cost	2.75	2.36
Total	8.66	8.31
Recognised in Other Comprehensive Income (OCI)		
Remeasurement due to:		
Actuarial (gains) /Losses on obligations- due to change in Demographic Assumptions	(8.33)	(1.33)
Actuarial (gains) /Losses on obligations- due to change in Financial Assumptions	1.55	3.48
Actuarial (gains) /Losses on obligations- due to change in experience	10.82	0.32
Total	4.04	2.47
Net gratuity cost in Total Comprehensive Income (TCI)	12.70	10.78

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

34 Employee Benefits (Continued)

(iv) The cumulative amount of actuarial (gains) / losses on obligation recognised in the other comprehensive income as at March 31, 2023 is INR 15.25 lakhs (Previous year: INR 11.22 lakhs)

(v) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

Particulars	March 31, 2023	March 31, 2022
Discount Rate	7.20%	6.09%
Salary escalation rate	14%	12%
Attrition Rate	30%	20%
Mortality	Indian Assured Lives Mortality(2012-14) (Urban)	Indian Assured Lives Mortality(2012-14) (Urban)

(vi) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2023 is shown below:

Particulars	March 31, 2023		March 31, 2022	
	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	(1.96)	2.09	(1.79)	1.97
Salary escalation rate (1% movement)	1.94	(1.86)	1.84	(1.72)
Attrition Rate (1% movement)	(0.66)	0.70	(0.62)	0.67

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in the assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(vii) The expected future cash flows in respect of gratuity as at March 31, 2023 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2023	March 31, 2022
Expected future benefit payments		
1st Following Year	19.75	6.65
2nd Following Year	16.59	6.18
3rd Following Year	17.66	5.94
4th Following Year	9.45	9.85
5th Following Year	7.87	4.00
Sum of Years 6 to 10	22.56	15.35
Sum of Years 11 and above	5.86	-

Compensated absences

Compensated absences for employee benefits of INR Nil Lakhs (Previous Year: INR Nil Lakhs) expected to be paid in exchange of services recognised as an expense during the year.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

35 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	Carrying amount		Total	Fair value			Total
	Fair value through profit or loss	Amortised Cost		Level 1	Level 2	Level 3	
Financial Assets							
Non-Current							
Investments in Equity Shares		12,416.43	12,416.43	-	-	-	-
Investment in Debentures	15,238.85	-	15,238.85	-	15,238.85	-	15,238.85
Investment in Preference Shares	1,750.25	-	1,750.25	-	-	1,750.25	1,750.25
Trade receivables	-	6,383.35	6,383.35	-	-	-	-
Other Non-Current Financial Assets	-	11.97	11.97	-	-	-	-
Current							
Trade receivables	-	10,170.69	10,170.69	-	-	-	-
Cash and cash equivalents	-	15,643.80	15,643.80	-	-	-	-
Bank balances other than above	-	1,440.67	1,440.67	-	-	-	-
Loans	-	1,19,735.33	1,19,735.33	-	-	-	-
Other Current Financial Assets	-	27,768.34	27,768.34	-	-	-	-
	16,989.09	1,93,570.57	2,10,559.65	-	15,238.85	1,750.25	16,989.09
Financial Liabilities							
Non-Current							
Borrowings	-	63,790.10	63,790.10	-	-	-	-
Lease Liabilities	-	454.01	454.01	-	-	-	-
Other Non Current Financial Liabilities		2,830.91	2,830.91	-	-	-	-
Current							
Borrowings	-	2,11,943.97	2,11,943.97	-	-	-	-
Lease Liabilities		345.36	345.36	-	-	-	-
Trade Payables	-	61,277.50	61,277.50	-	-	-	-
Other Current Financial Liabilities	-	8,929.90	8,929.90	-	-	-	-
	-	3,49,571.73	3,49,571.73	-	-	-	-

March 31, 2022	Carrying amount		Total	Fair value			Total
	Fair value through profit or loss	Amortised Cost		Level 1	Level 2	Level 3	
Financial Assets							
Non-Current							
Investments in Equity Shares	-	11,826.19	11,826.19	-	-	-	-
Investment in Debentures	15,308.55	-	15,308.55	-	15,308.55	-	15,308.55
Investment in Preference Shares	1,651.15	-	1,651.15	-	-	1,651.15	1,651.15
Trade receivables	-	7,086.51	7,086.51	-	-	-	-
Other Non-Current Financial Assets	-	1.58	1.58	-	-	-	-
Current							
Investments	-	-	-	-	-	-	-
Trade receivables	-	2,666.23	2,666.23	-	-	-	-
Cash and cash equivalents	-	2,235.05	2,235.05	-	-	-	-
Bank Balances other than above	-	28.28	28.28	-	-	-	-
Loans	-	1,13,346.60	1,13,346.60	-	-	-	-
Other Current Financial Assets	-	18,594.41	18,594.41	-	-	-	-
	16,959.70	1,55,784.84	1,72,744.55	0.01	15,308.55	1,651.15	16,959.70
Financial Liabilities							
Non Current							
Borrowings	-	60,010.10	60,010.10	-	-	-	-
Lease Liabilities	-	799.37	799.37	-	-	-	-
Other Non Current Financial Liabilities	-	3,206.47	3,206.47	-	-	-	-
Current							
Borrowings	-	1,61,192.12	1,61,192.12	-	-	-	-
Lease Liabilities	-	318.62	318.62	-	-	-	-
Trade Payables	-	63,079.25	63,079.25	-	-	-	-
Other Current Financial Liabilities	-	6,970.41	6,970.41	-	-	-	-
	-	2,95,576.34	2,95,576.34	-	-	-	-

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

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

b) Measurement of Fair Value

- (i) The fair values of investments in mutual fund units is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.
- (ii) 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.
- (iii) The Company uses the Discounted Cash Flow valuation technique (in relation to financial assets measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined for financial asset measured at fair value through profit and loss are classified as Level 2.
- (iv) For financial assets that are measured at fair value under Level 3, the carrying amounts are equal to the fair values.
- (v) Lease liabilities are valued using Level 3 techniques. A change in one or more of the inputs to reasonably possible alternative assumptions would not change the value significantly.
- (vi) The sensitivity analysis below for lease liabilities have been determined based on reasonably possible changes of the discounting rate occurring at the end of the reporting period, while holding all other assumptions constant. If the discounting rate is 50 basis points higher/(lower), would decrease by INR 4.19 lakhs (decrease by INR 4.23 lakhs).

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

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.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

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

d) Financial risk management (Continued)

(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, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the Company makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.

The ageing of trade receivables are as follows:

Particulars	March 31, 2023	March 31, 2022
More than 12 months	8,266.39	2,042.76
Others	8,287.65	7,709.97
Total	16,554.04	9,752.73

The movement in the provision for expected credit loss for credit impairment of Trade Receivables due to lifetime expected credit loss during the year are as follows:

Particulars	March 31, 2023	March 31, 2022
Opening balance	2,122.30	4,376.62
Add: Impairment loss recognised	(167.85)	(2,254.32)
Closing balance	1,954.45	2,122.30

The Company does not have any Trade Receivables for which credit risk has increased significantly.

Investment in Debt Securities, Loans to Related Parties, Project Deposits and Other Financial Assets

The Company has investments in compulsorily convertible debentures / optionally convertible debentures, preference shares, loans to related parties and project deposits. The settlement of such instruments is linked to the completion of the respective underlying projects. Such Financial Assets are not impaired as on the reporting date.

Investment in Mutual Funds

Investments in mutual funds are generally made in debt based funds with approved credit ratings as per the Investment policy of the Company.

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 Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

35 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. The Company invests its surplus funds in bank fixed deposit and debt based mutual funds.

Exposure to liquidity risk

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

March 31, 2023	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non-Current						
Borrowings	63,790.10	63,790.10	-	-	10.10	63,780.00
Lease Liabilities	454.01	454.01	-	372.60	81.40	-
Other Non-Current Financial Liabilities	2,830.91	2,830.91	-	845.17	1,985.74	-
Current						
Borrowings	2,11,943.97	2,11,943.97	2,11,943.97	-	-	-
Lease Liabilities	345.36	345.36	345.36	-	-	-
Trade Payables	61,277.49	61,277.49	61,200.24	63.96	13.29	-
Other Current Financial Liabilities	8,929.90	8,929.90	8,929.90	-	-	-

	Carrying Amount	Contractual cash flows				
March 31, 2022		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non Current						
Borrowings	60,010.10	60,010.10	-	-	10.10	60,000.00
Lease Liabilities	799.37	872.45	-	395.07	477.38	-
Other Non-Current Financial Liabilities	3,206.47	3,206.47	-	1,137.89	2,068.58	-
Current						
Borrowings	1,61,192.12	1,61,192.12	1,61,192.12	-	-	-
Lease Liabilities	318.62	395.07	395.07			
Trade Payables	63,079.25	63,148.53	29,013.64	9,832.51	24,302.38	-
Other Current Financial Liabilities	6,970.41	6,970.41	6,970.41	-	-	-

The Company has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Other Bank Balances (other than restricted balances), Loans, Inventories and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities.

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

35 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 Instrument	2,75,734.07	2,21,202.22
	2,75,734.07	2,21,202.22
Financial assets		
Fixed Rate Instrument	1,42,945.87	1,30,286.07
	1,42,945.87	1,30,286.07

Fair value sensitivity analysis for fixed rate instruments

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

36 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.

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
Long Term Borrowings	63,790.10	60,010.10
Short Term Borrowings	2,11,943.97	1,61,192.12
Other Current Financial Liabilities	-	-
Current maturities of long term debts	4,544.19	3,780.00
Put option Liability		
Advances From Related Party		
Gross Debt	2,80,278.26	2,24,982.22
Less - Cash and Cash Equivalents	15,643.80	2,235.05
Less - Bank balances other than above	1,440.67	28.28
Less- Current Investments	-	-
Less - Other Bank Deposits	11.97	1.58
Net debt	2,63,181.82	2,22,717.32
Total equity	11,400.04	(682.67)
Net debt to Equity ratio	23.09	(326.24)

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

37 Leases

- a) The Company has recognised INR Nil Lakhs (Previous Year: INR Nil Lakhs) towards minimum lease payments for short-term leases and leases for low-value assets accounted as per paragraph 6 of Ind AS 116 and INR Nil (Previous Year: INR Nil) minimum lease receipt in the statement of profit and loss.

b) **As a Lessee**

The Company's significant leasing arrangements are in respect of operating leases for Commercial premises. Lease expenditure for operating leases is recognised on a straight-line basis over the period of lease. These leasing arrangements are non-cancellable and are renewable on a periodic basis by mutual consent on mutually accepted terms.

Right-of-Use Assets

Cost

Balance as at April 01, 2021	2,998.02
Add: Additions	-
Balance as at March 31, 2022	2,998.02
Add: Additions	-
Balance as at March 31, 2023	2,998.02

Accumulated Depreciation

Balance as at April 01, 2021	1,626.87
Add: Depreciation charge for the year	325.83
Balance as at March 31, 2022	1,952.70
Add: Depreciation charge for the year	325.83
Balance as at March 31, 2023	2,278.53

Carrying amount

Balance as at March 31, 2022	1,045.32
Balance as at March 31, 2023	719.48

Lease Liabilities

Balance as at April 01, 2021	1,412.62
Additions	-
Add: Interest Expense on lease Liabilities	100.44
Less: Total cashoutflow for leases	395.07
Balance as at March 31, 2022	1,117.99
Additions	-
Add: Interest Expense on lease Liabilities	76.45
Less: Total cashoutflow for leases	395.07
Balance as at March 31, 2023	799.37

Classification

	March 31, 2023	March 31, 2022
Non current Liability	454.01	799.37
Current Liability	345.36	318.62
	799.37	1,117.99

The future minimum lease payments of non-cancellable operating leases are as under:

Particulars	March 31, 2023	March 31, 2022
Future minimum lease payments under operating leases		
Not later than 1 year	395.07	395.07
Later than 1 year and not later than 5 years	477.38	872.45
Weighted average effective interest rate (%)	8%	8%

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

38 Analytical Ratios

Sr. No.	Ratio	March 31, 2023	March 31, 2022	Change %	Reason for more than 25% change
1	Current Ratio	1.07	1.03	4.02%	
2	Debt-Equity Ratio (Gross)	24.19	(324.02)	-107.46%	Increase in borrowings by INR 53,760.26 Lakhs and profit of INR 12,082.69 Lakhs incurred during the year
3	Debt-Equity Ratio (Net)	22.69	(320.70)	-107.07%	Increase in net debt by INR 38,936.12 Lakhs and profit of INR 12,082.69 Lakhs incurred during the year.
4	Debt Service Coverage Ratio	1.27	0.63	101.05%	Increase in EBIT by INR 21,044.75 Lakhs and increase in gross finance cost by INR 10,274.26 Lakhs.
5	Return on Equity Ratio	2.26	(3.91)	-157.63%	Increase in profit by INR 14,874.10 Lakhs as compared to last year but net equity increased by INR 12,082.68 Lakhs.
6	Inventory Turnover Ratio	0.31	0.08	311.79%	COGS increased by INR 45,414.17 Lakhs and Average Inventory increased by INR 72,312.15
7	Trade Receivables Turnover Ratio	5.82	2.49	134.04%	Revenue from Operations increased by INR 60,195.13 Lakhs and Average Trade Receivable increased by INR 6,583.90 Lakhs.
8	Trade Payables Turnover Ratio	0.85	0.18	379.70%	COGS increased by INR 45,414.17 Lakhs and Average Trade Payable increased by INR 20,834.78 Lakhs.
9	Net Capital Turnover Ratio	4.62	1.19	288.58%	Revenue from Operations increased by INR 60,195.13 Lakhs and Average Working Capital increased by INR 2,825.74 Lakhs.
10	Net Profit Ratio	0.12	(0.09)	-243.32%	Increase in profit by INR 14,874.10 Lakhs and Total Income increased by INR 66,275.27 Lakhs.
11	Return on Capital Employed	0.12	0.04	177.11%	EBIT increased by INR 20,949.65 Lakhs and Average Capital Employed increased by INR 62,535.03 Lakhs.
12	Return on Investment	0.08	0.06	29.40%	Income decreased by INR 216.76 Lakhs and Average investment decreased by 4,735.42 Lakhs.

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

Sr. No.	Particulars	Formula
1	Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
2	Debt-Equity Ratio (Gross)	$\frac{\text{Total Debt \{Current Borrowings + Non-Current Borrowings\}}}{\text{Shareholder's Equity \{Total Equity\}}}$
3	Debt-Equity Ratio (Net)	$\frac{\text{Total Debt \{Current Borrowings + Non-Current Borrowings\} - Cash and Cash Equivalents - Bank Balances other than above - Deposit With Banks (Other Non-Current Non Financial Assets) - Investments \{Current\}}}{\text{Shareholder's Equity \{Total Equity\}}}$
4	Debt Service Coverage Ratio	$\frac{\text{Earnings available for debt service \{Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense\}}}{\text{Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year}}$
5	Return on Equity Ratio	$\frac{\text{Profit/(loss) for the year}}{\text{Average Shareholder's Equity \{Total Equity\}}}$
6	Inventory Turnover Ratio	$\frac{\text{COGS (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-Average Inventories)}}{\text{Average Inventories}}$
7	Trade Receivables Turnover Ratio	$\frac{\text{Revenue from Operations}}{\text{Average Trade Receivables}}$
8	Trade Payables Turnover Ratio	$\frac{\text{COGS (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-Average Trade Payables)}}{\text{Average Trade Payables}}$
9	Net Capital Turnover Ratio	$\frac{\text{Revenue from Operations}}{\text{Average Working Capital \{Current Assets - Current Liabilities\}}}$
10	Net profit ratio	$\frac{\text{Profit/(loss) for the year}}{\text{Total Income}}$
11	Return on Capital Employed	$\frac{\text{Earnings before Interest and Tax \{Profit / (Loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense\}}}{\text{Average Capital Employed \{Tangible Net Worth + Total Debt + Deferred Tax Liability (net of Deferred Tax Assets)\}}}$
12	Return on Investment	$\frac{\text{Income generated from treasury invested funds}}{\text{Average invested funds in treasury investments}}$

Godrej Projects Development Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

39 Revenue from Contracts with Customers

(a) The amount of INR 3,0176.38 Lakh (Previous Year: INR 1315.19 Lakh) recognised in contract liabilities at the beginning of the year has been recognised as revenue during the year ended March 31, 2023.

(b) Significant changes in contract asset and contract liabilities balances are as follows:

Particulars	March 31, 2023	March 31, 2022
Contract asset		
At the beginning of the reporting year	73.66	457.55
Cumulative catch-up adjustments to revenue affecting contract asset	2,004.85	(383.89)
Significant change due to business combination	-	-
At the end of the reporting period	2,078.51	73.66
Contract liability		
At the beginning of the reporting period	36,193.40	16,458.84
Cumulative catch-up adjustments affecting contract liability	(330.44)	21,032.55
Significant financing component	2,597.14	(1,297.99)
Significant change due to business combination	-	-
At the end of the reporting period	38,460.10	36,193.40

(c) Performance obligation

The Company engaged primarily in the business of real estate construction, development and other related activities.

All the Contracts entered with the customers consists of a single performance obligation thereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Company/Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Company has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) is INR 22,541.04 Lakhs which will be recognised as revenue over a period of 1-2 years and INR 1,41,565.88 which will be recognised as revenue over a period of 2-4 years (Previous Year: 48,326.64 lakhs for 1-4 years).

(d) Reconciliation of revenue recognised in the Statement of Profit and Loss.

The following table discloses the reconciliation of amount of revenue recognised as at 31 March 2023:

Particulars	March 31, 2023	March 31, 2022
Contract price of the revenue recognised	69,421.36	7,289.36
Add: Significant financing component	3,242.36	-
Less: Discount	-	-
Less: Customer incentive/benefits	(83.45)	-
Revenue recognised in the Statement of Profit and Loss	72,580.28	7,289.36

Godrej Projects Development Limited

Notes forming part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

40 Related Party Disclosures:

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

I Relationships

(i) Shareholders (Holding Company) :

Godrej Properties Limited (GPL) holds (100%) of the equity share capital of the Company.
GPL is the Subsidiary of Godrej Industries Limited (GIL).

(ii) Subsidiaries- Limited Liability Partnership

- 1 Godrej Projects (Soma) LLP
- 2 Godrej Highrises Realty LLP
- 3 Godrej Green Properties LLP
- 4 Godrej Athenmark LLP
- 5 Godrej Skyview LLP
- 6 Godrej Project Developers & Properties LLP
- 7 Ashank Realty Management LLP
- 8 Ashank Facility Management LLP
- 9 Godrej Construction Projects LLP
- 10 Oasis Landmarks LLP (w.e.f. March 01, 2022)
- 11 Godrej Florentine LLP

(iii) Subsidiaries- Companies

- 1 Godrej Genesis Facilities Management Private Limited
- 2 Godrej Highrises Properties Private Limited
- 3 Godrej Home Developers Private Limited
- 4 Prakritiplaza Facilities Management Private Limited
- 5 Godrej Residency Private Limited
- 6 Godrej Living Private Limited (w.e.f. February 01, 2022)
- 7 Ashank Land & Building Private Limited

(iv) Joint Ventures :

- 1 Godrej Redevelopers (Mumbai) Private Limited
- 2 Godrej Projects North LLP (Classified as Joint Venture w.e.f. December 03, 2021)
- 3 Godrej Skyline Developers Private Limited
- 4 Godrej Reserve LLP
- 5 AR Landcraft LLP
- 6 Mahalunge Township Developers LLP
- 7 Manjari Housing Projects LLP
- 8 Maan-Hinge Township Developers LLP
- 9 Godrej Vestamark LLP
- 10 Godrej City Facilities Management LLP
- 11 Embellish Houses LLP
- 12 Suncity Infrastructures (Mumbai) LLP
- 13 Munjal Hospitality Private Limited
- 14 Vagishwari Land Development Private Limited
- 15 Godrej Olympia LLP
- 16 Godrej Odyssey LLP
- 17 Wonder Project Development Limited (w.e.f. October 25, 2021)

Godrej Projects Development Limited

Notes forming part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

40 Related Party Disclosures: *(Continued)*

(v) Other Related Parties in Godrej Group :

- 1 Godrej and Boyce Manufacturing Company Limited
- 2 Caroa Properties LLP
- 3 Godrej Macbricks Private Limited
- 4 Godrej One Premises Management Private Limited
- 5 Annamudi Real Estates LLP
- 6 Godrej Consumer Products Limited
- 7 Prakhhyat Dwellings LLP
- 8 Cream Line Dairy Products Limited
- 9 Natures Basket Limited (upto July 04,2019)
- 10 Godrej Highview LLP
- 11 Amitis Developers LLP

(vi) Key Management Personnel :

- 1 Amit Choudhury (Director)
- 2 Aspy Dady Cooper (Director)
- 3 Amitava Mukherjee (Director)
- 4 Rabi Kant Sharma (Director) (upto 31/12/2022)
- 5 Subha Chakrabarti (Director) (upto 30/06/2022)
- 6 Uday Kaligotla (Director) (upto 30/05/2022)
- 7 Namrata Mehra (Director)
- 8 Amitesh Shah (Director)

Godrej Projects Development Limited

Notes forming part of Financial Statements (*Continued*)

for the year ended March 31, 2023

(Currency in INR Lakhs)

40 Related Party Disclosures: (*Continued*)

II 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), (ii), (iii), (iv), (v) and (vi) above

Nature of Transaction	Ultimate Holding Company (GIL) (i)	Godrej Properties Limited (i)	Subsidiary Companies and LLP (ii) & (iii)	Joint Ventures (iv)	Annamudi Real Estates LLP (v)	Other Related Parties in Godrej Group (vi)	Key Management Personnel (vii)	Total
Investment in Capital of LLP								
Current year	-	-	-	500.04	-	-	-	500.04
Previous Year	-	-	0.32	2,500.10	-	-	-	2,500.42
Investment in Equity Shares/Preference Shares								
Current year	-	-	0.05	590.24	-	-	-	590.29
Previous Year	-	-	0.00	3,033.07	-	-	-	3,033.07
Investment in Debentures								
Current year	-	-	-	-	-	-	-	-
Previous Year	-	-	-	8,052.24	-	-	-	8,052.24
Purchase of Fixed Asset	-	286.74	-	-	-	-	-	286.74
Previous Year	-	-	-	-	-	-	-	-
Loans and advances given #								
Current year	-	-	2,252.06	20,085.14	-	-	-	22,337.20
Previous Year	-	-	15,432.27	37,329.23	-	-	-	52,761.50
Loans and advances recovered								
Current year	-	-	4,109.14	12,371.24	-	-	-	16,480.38
Previous Year	-	-	-	3,949.19	-	-	-	3,949.19
Short term borrowings obtained *								
Current year	-	1,06,447.46	-	-	-	-	-	1,06,447.46
Previous Year	-	1,04,452.88	-	-	-	-	-	1,04,452.88
Short term borrowings repaid								
Current year	-	67,525.14	-	-	-	-	-	67,525.14
Previous Year	-	52,831.09	-	-	-	-	-	52,831.09
Redemption of debentures								
Current year	-	-	-	-	-	-	-	-
Previous Year	-	-	-	9,749.70	-	-	-	9,749.70
Settlement proceeds								
Current year	-	-	-	-	-	-	-	-
Previous Year	-	4,554.92	-	-	-	-	-	4,554.92
Commitments / Bank Guarantee issued								
Current year	-	4,793.85	-	-	-	-	-	4,793.85
Previous Year	-	1,160.85	-	-	-	-	-	1,160.85
Interest charged by other company								
Current year	-	17,551.90	-	-	-	-	-	17,551.90
Previous Year	-	12,470.13	-	-	-	-	-	12,470.13

INR 0.00 represents amount less than INR 500

[illegible]

Godrej Projects Development Limited

Notes forming part of Financial Statements *(Continued)*

for the year ended March 31, 2023

(Currency in INR Lakhs)

40 Related Party Disclosures: *(Continued)*

II The following transactions were carried out with the related parties in the ordinary course of business. *(Continued)*

(i) Details relating to parties referred to in items 1 (i), (ii), (iii), (iv), (v) and (vi) above *(Continued)*

Balance Outstanding as at March 31, 2023	Ultimate Holding Company (GIL) (i)	Godrej Properties Limited (i)	Subsidiary Companies and LLP (ii) & (iii)	Joint Ventures (iv)	Annamudi Real Estates LLP (v)	Other Related Parties in Godrej Group (vi)	Key Management Personnel (vii)	Total
Receivables								
As at March 31, 2023	0.00	21.47	14,932.41	1,16,751.41	8.60	835.99	-	1,32,549.90
As at March 31, 2022	197.54	9.30	15,819.16	1,02,933.21	-	612.34	-	1,19,571.55
Share of loss in LLPs								
As at March 31, 2023	-	-	(1,066.89)	4,853.66	-	-	-	3,786.77
As at March 31, 2022	-	-	250.21	3,291.28	-	-	-	3,541.49
Payables								
As at March 31, 2023	-	2,81,947.52	-	-	-	(22.02)	-	2,81,925.51
As at March 31, 2022	40.65	2,25,927.18	-	-	-	(9.62)	-	2,25,958.21
Commitments / Bank Guarantee Outstanding								
As at March 31, 2023	-	4,793.85	-	-	-	-	-	4,793.85
As at March 31, 2022	-	1,160.85	-	-	-	-	-	1,160.85
Investment in Capital account								
As at March 31, 2023	-	-	11.23	3,006.34	-	-	-	3,017.57
As at March 31, 2022	-	-	11.23	2,506.31	-	-	-	2,517.54
Investment in Equity/Preference shares								
As at March 31, 2023	-	-	1.55	14,165.17	-	-	-	14,166.72
As at March 31, 2022	-	-	1.55	13,475.79	-	-	-	13,477.34
Investment in debentures								
As at March 31, 2023	-	-	-	15,238.85	-	-	-	15,238.85
As at March 31, 2022	-	-	-	15,308.55	-	-	-	15,308.55

* Includes Interest payable converted into Loan

Includes Interest receivable converted into Loan

Loans or advances to specified persons

Type of Borrower	Current Period			Previous Period		
	Amount Outstanding*	Total loans or advances in the nature to related party	% of total^	Amount Outstanding*	Total loans or advances in the nature to related party	% of total^
Related Parties	1,09,530.56	5,856.82	5.35%	1,03,673.73	48,812.31	47.08%
Total	1,09,530.56	5,856.82	5.35%	1,03,673.73	48,812.31	47.08%

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

41 Disclosure pursuant to Section 186 of the Companies Act, 2013:

Sr. No	Nature of Transaction (loans given/ investment made/ guarantee given/ security provided)	Purpose for which the loan/ guarantee/ security is proposed to be utilised by the recipient	Balance as at		Movement during the Year	Maximum outstanding during the year	
			March 31, 2023	March 31, 2022		March 31, 2023	March 31, 2022
1	Loans and Advances						
	Godrej Project Developers & Properties LLP	Working Capital	314.11	291.83	22.29	314.11	291.83
	Godrej North Projects LLP	Working Capital	6,612.96	8,902.36	(2,289.40)	9,343.08	8,902.36
	Godrej Residency Private Limited	Working Capital	6.71	6.34	0.37	6.71	6.34
	Godrej Green Properties LLP	Working Capital	4.67	3.17	1.51	4.67	3.17
	Godrej Skyview LLP	Working Capital	4.55	3.46	1.09	4.55	3.46
	Suncity Infrastructures (Mumbai) LLP	Working Capital	8,279.91	7,260.37	1,019.54	10,806.05	8,043.75
	Godrej Vestamark LLP	Working Capital	64,751.56	58,063.06	6,688.50	65,580.98	59,163.06
	Godrej Reserve LLP	Working Capital	0.00	0.00	0.00	0.00	78.20
	Oasis Landmark LLP	Working Capital	13,504.77	15,387.10	(1,882.33)	17,633.31	15,389.90
	AR Landcraft LLP	Working Capital	5,602.07	5,170.70	431.37	5,602.07	5,293.53
	Wonders Project Development Pvt Ltd	Working Capital	9,936.46	8,072.58	1,863.88	9,940.33	8,072.58
	Maan-Hinge Township Developers LLP (formerly known as Godrej Projects (Pune) LLP)	Working Capital	512.78	512.78	-	512.78	512.78
2	Investments in Subsidiaries and Joint Ventures						
					Refer Note 5 and 6		

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

42 Information on Subsidiaries, Joint Ventures and Associate and Utilisation of Borrowed Funds

a) Information on Subsidiaries

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding	
			As on March 31, 2023 %	As on March 31, 2022 %
(i) Companies:				
1	Godrej Home Developers Private Limited	India	1.22%	1.22%
2	Prakritiplaza Facilities Management Private Limited	India	0.01%	0.01%
3	Godrej Highrises Properties Private Limited	India	0.01%	0.01%
4	Godrej Genesis Facilities Management Private Limited	India	99.99%	99.99%
5	Godrej Residency Private Limited	India	1.00%	1.00%
6	Godrej Living Private Limited (w.e.f. February 1, 2022)	India	1.00%	1.00%
7	Godrej Garden City Properties Private Limited	India	0.00%	0.00%
8	Godrej Prakriti Facilities Private Limited	India	0.01%	0.01%
9	Godrej Hillside Properties Private Limited	India	0.00%	0.00%
10	Citystar InfraProjects Limited	India	0.20%	0.20%
11	Godrej Precast Construction Private Limited	India	0.10%	0.10%
12	Ashank Land and Building Private Limited	India	50.00%	0.00%
(ii) LLPs				
1	Godrej Highrises Realty LLP	India	46%	46%
2	Godrej Project Developers & Properties LLP	India	49%	49%
3	Godrej Skyview LLP	India	99%	99%
4	Godrej Green Properties LLP	India	99%	99%
5	Godrej Projects (Soma) LLP	India	99%	99%
6	Godrej Projects North LLP (Classified as Joint Venture w.e.f. December 03, 2021)	India	NA	NA
7	Godrej Athenmark LLP	India	99%	99%
8	Godrej Florentine LLP	India	10%	10%
9	Godrej Construction Projects LLP (w.e.f. March 31, 2021)	India	1%	1%
10	Oasis Landmarks LLP (w.e.f. March 01, 2022)	India	13%	13%
11	Ashank Facility Management LLP	India	50%	50%
12	Ashank Realty Management LLP	India	10%	10%

b) Information on Joint Ventures:

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding	
			As on March 31, 2023 %	As on March 31, 2022 %
(i)	Companies:			
1	Godrej Redevelopers (Mumbai) Private Limited	India	51%	51%
2	Wonder Projects Development Private Limited	India	0%	0%
3	Godrej Skyline Developers Private Limited	India	44%	44%
4	Munjali Hospitality Private Limited	India	12%	12%
5	Vagishwari Land Developers Private Limited (w.e.f. June 10, 2021)	India	20%	20%

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding		Percentage of Voting Rights	
			As on	As on	As on	As on
			March 31, 2023	March 31, 2022	March 31, 2023	March 31, 2022
			%	%	%	%
(ii) LLPs						
1	A R Landcraft LLP	India	11%	11%	25%	25%
2	Godrej Reserve LLP	India	21.70%	21.70%	50%	50%
3	Maan-Hinje Township Developers LLP	India	19%	19%	25%	25%
4	Mahalunge Township Developers LLP	India	19%	19%	25%	25%
5	Godrej Vestamark LLP	India	7.28%	7.28%	25%	25%
6	Embellish Houses LLP	India	25%		25%	25%
	(Classified as Subsidiary upto May 10, 2020)					
7	Manjari Housing Projects LLP	India	19%	19%	20%	20%
8	Godrej City Facilities Management LLP	India	1%	1%	50%	50%
9	Suncity Infrastructures (Mumbai) LLP	India	59.99%	60%	50%	50%
10	Godrej Olympia LLP	India	10%	10%	50%	50%
11	Godrej Projects North LLP	India	25%	25%	33.33%	33%
	(Classified as Subsidiary upto December 02, 2021)					

In case of LLPs percentage of holding in the above table denotes the Share of Profits in the LLP.

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

43 Information on Subsidiaries, Joint Ventures and Associate and Utilisation of Borrowed Funds

c) Utilisation of Borrowed Funds

Investments received in loan from Godrej Properties Limited ("GPL") (Holding Company) during the year:

Month	Dates	Amount
April 2022	6, 12, 13, 14, 22, 28	921.60
May 2022	5, 6, 18, 20, 24, 25, 27, 30	552.75
Jun 2022	6, 7, 8, 14, 20, 22, 29	166.04
Jul 2022	4, 6, 12, 13, 18, 25, 28	115.02
August 2022	5, 18, 23, 25	51.45
Sept 2022	6, 12, 14, 26, 28	157.98
Oct 2022	6, 11, 12, 18, 19, 21, 31	156.70
Nov 2022	3, 9, 22, 25, 29	38.11
Dec 2022	6, 13, 19, 20, 26, 27	16.59
Jan 2023	3, 6, 10, 19, 24, 25	114.06
Feb 2023	1, 6, 17, 21, 24	36.48
Mar 2023	6, 8, 21, 23	21.74
Total		2,348.52

Investments made by the Company, as intermediary, during the year:

Investee Company	Relationship with the Company	Nature of Investment	Month	Dates	Amount
Wonder Projects Development Private Limited	Joint Venture	Loan given	April 2022	6, 12, 13, 14, 22, 28	921.60
			May 2022	5, 6, 17, 20, 24, 25, 27, 31	552.75
			Jun 2022	7, 8, 14, 21, 23, 29	166.04
			Jul 2022	4, 6, 12, 14, 19, 26, 29	115.02
			August 2022	5, 18, 23, 26	51.45
			Sept 2022	6, 12, 14, 26, 28	157.98
			Oct 2022	6, 11, 12, 18, 19, 21, 31	156.70
			Nov 2022	4, 9, 22, 25, 29	38.11
			Dec 2022	6, 13, 19, 20, 26, 27	16.59
			Jan 2023	6, 10, 11, 19, 24, 25	114.06
			Feb 2023	1, 6, 17, 21, 24	36.48
			Mar 2023	6, 8, 21, 24	21.74
			Total		2,348.52

a) The above investment/loan is in compliance with the relevant provisions of the Companies Act, 2013 and the transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003)

b) The balance money in INR 0.00 lakhs will be utilized for general corporate purposes.

INR 0.00 represent amount less than INR 500/-

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

44 Contingent Liabilities and Commitments

a) Contingent Liabilities

Matters	March 31, 2023	March 31, 2022
I) Claims against Company not Acknowledged as debts:		
i) Claims not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by our advocates. In the opinion of the management the claims are not sustainable	16,916.51	14,292.35
ii) Claims under Income Tax Act, Appeal preferred to The Deputy Commissioner/ Commissioner of Income Tax (Appeals)	1,721.14	1,704.07
iii) Appeal preferred to Customs, Excise, GST and Service Tax Appellate tribunal	10,470.30	10,468.84
II) Guarantees:		
i) Guarantees given by Bank, counter guaranteed by the Company	-	20.00

- b) The Hon'ble Supreme Court of India ("SC") by their order dated February 28, 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Subsequently, a review petition against this decision has been filed and is pending before the SC for disposal.
- In view of the management, the liability for the period from date of the SC order to 31 March 2019 is not significant and has been provided in the books of account. Further, pending decision on the subject review petition and directions from the EPFO, the impact for the past period, if any, is not ascertainable and consequently no effect has been given in the accounts.

c) Commitments

(i) Particulars	March 31, 2023	March 31, 2022
Capital Commitments	211.51	79.15
(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.		
(iii) The Company has entered into development agreements with owners of land for development of projects. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.		
(iv) The Company will arrange funds/ subscribe to further capital to support continuing operations in certain subsidiaries and joint ventures (jointly with the shareholders/ Partners of the respective joint ventures), if required, based upon operation of such entities. The Company expects the said subsidiaries and joint ventures to meet its obligations and no liability on this account is anticipated.		

45 Payment to Auditors (net of taxes)

Particulars	March 31, 2023	March 31, 2022
Audit Fees	33.76	29.06
Audit Under Other Statutes	1.00	0.50
Certification	3.00	0.90
Reimbursement of Expenses	-	-
Total	37.76	30.46

46 Foreign Exchange Difference

The amount of exchange difference included in the Statement of Profit and Loss, is INR 0.21 Lakhs Net loss (Previous Year: INR 0.00 Lakhs Net gain).

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

47 Corporate Social Responsibility

The Company has spent INR 3.72 lakhs during the financial year (Previous Year: INR 23.75 lakhs) and created provision for unspent amount of INR Nil (Previous Year : INR 0.00) during the year as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'. as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities.

(a) Gross amount required to be spent by the Company during the year INR Nil (Previous Year: INR 0.00)

(b) Amount spent during the year on :

Details of ongoing CSR projects under section 135(6) of the Act

Balance as at April 1, 2022		Amount required to be spent during the year	Amount spent during the year		Balance as at March 31, 2023	
With the Company	In Separate CSR Unspent Account		From the Company's Bank Account	From Separate CSR Unspent Account	With the Company	In Separate CSR Unspent Account
-	3.72			3.72	-	-

48 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 segments namely, Development of real estate property. The Director 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 "viz. profit after tax".(refer note 22)

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets other than financial instruments, deferred tax assets, post-employment benefit 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

Revenue from major customers for the year ended March 31, 2023 was INR Nil and March 31, 2022 was Nil constituted 10% or more of the total revenue of the Company.

49 The write-down of inventories to net realisable value during the year amounted to (INR 1,500 Lakhs) (Previous Year: INR 1644.28 Lakhs).

50 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

51 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	616.68	283.13
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	Nil	Nil
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006);	Nil	Nil
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nil	Nil
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

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.

Particulars	Not due	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	March 31, 2023
MSME	351.17	231.27	21.04	10.14	0.77	614.39
Others	47,438.19	12,715.14	164.56	161.78	181.15	60,660.81
Disputed dues – MSME	2.29	-	-	-	-	2.29
Disputed dues – Others	-	-	-	-	-	-

Particulars	Not due	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	March 31, 2022
MSME	264.07	6.53	-	0.11	12.42	283.13
Others	48,137.86	13,820.31	9.34	20.32	100.02	62,087.85
Disputed dues – Others	-	-	-	-	708.27	708.27

- 52 The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Group will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

53 Dividend

The company has neither declared nor paid any dividend during the year.

54 Subsequent Event

There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the balance sheet date.

55 Disclosures of Transactions with Struck Off Companies

The company did not have any transactions with Companies Struck off under section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956 during the financial year.

Godrej Projects Development Limited

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2023

(Currency in INR Lakhs)

56 No transactions to report against the following disclosure requirements as notified by MCA pursuant to amended Schedule III:

Crypto Currency or Virtual Currency

(a) Benami Property held under Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder

(b) Registration of charges or satisfaction with Registrar of Companies

(c) Relating to borrowed funds:

i. Wilful defaulter

ii. Utilisation of borrowed funds & share premium

iii. Borrowings obtained on the basis of security of current assets

iv. Discrepancy in utilisation of borrowings

v. Current maturity of long term borrowings

(d) Trade receivable ageing schedule

(e) Capital work-in progress ageing schedule

(f) Merger / amalgamation / reconstruction, etc.

57 The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

58 The figures for the previous year have been regrouped/ reclassified to correspond with current year's classification/ disclosure that include changes consequent to the issuance of "Guidance Note on Division II - Ind AS Schedule III to the Companies Act, 2013".

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

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

For and on behalf of the Board of Directors of

Godrej Projects Development Limited

CIN: U70102MH2010PLC210227

Suhas Pai

Partner

Membership No: 119057

Mumbai

May 02, 2023

Amitesh Shah

Director

DIN: 07921460

Mumbai

May 02, 2023

Namrata Mehra

Director

DIN: 08442778