

INDEPENDENT AUDITOR'S REPORT

To the Members of Provident Housing Limited

Report on the Audit of the Financial Statements**Opinion**

We have audited the accompanying financial statements of Provident Housing Limited ("the Company"), which includes its 4 partnership entities, which comprise the Balance sheet as at March 31 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the partnership entity, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the 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 March 31, 2024, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India 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 audit opinion on the financial statements.

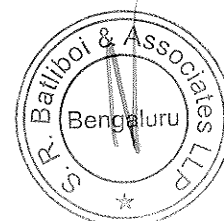
Emphasis of Matter

We draw attention to Note 38(b)(iii) to the accompanying financial statements in connection with certain ongoing legal proceedings related to property, income tax search and other matters. Pending resolution of the legal proceedings and based on legal opinions obtained by the management, no provision has been made towards any claims and the underlying assets are classified as good and recoverable in the accompanying financial statements. Our opinion is not modified in respect of this matter.

Other Information

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

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



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

Responsibility of Management for the Financial Statements

The Company's Board of Directors is 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 financial position, financial performance including other comprehensive income, cash flows and changes in equity 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 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 the 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, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

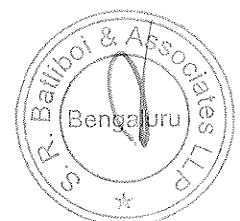
Those charged with governance are also responsible for overseeing the Company's financial reporting process.

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 management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- 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.
- For the partnership entities included in the financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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.

Other Matter

The accompanying financial statements include the Company's share of net profit/(loss) after tax in respect of 4 partnership entities, whose financial statements and other financial information include the Company's share of net profit/(loss) after tax Rs. (705) lakhs and total comprehensive income of Rs. (705) lakhs for the year ended March 31, 2024, as considered in the accompanying financial statements, whose financial statements have been audited by their respective other auditors.

The reports of such other auditors on financial statements of these partnership entities have been furnished to us and our opinion on the accompanying financial statements, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the report of such other auditors.

Our opinion on the financial statements is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

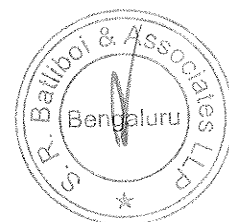
1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of the partnership entities, as noted in the 'Other Matter' paragraph, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. 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;



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- (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 except for the matters stated in the paragraph 2(j)(vi) below on reporting under Rule 11(g);
- (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- (e) The matters described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;
- (f) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;
- (g) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(b) above on reporting under Section 143(3)(b) and paragraph 2(j)(vi) below on reporting under Rule 11(g);
- (h) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure 2” to this report;
- (i) In our opinion, the managerial remuneration for the year ended March 31, 2024 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;
- (j) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 38(b) to the financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any provision for material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
 - iv. a) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 44(v) 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 persons or entities, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



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- b) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 44(vi) to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c) Based on such audit procedures performed that were 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 (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.
- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software except that, audit trail feature is not enabled for certain changes made, if any, using certain access rights, as described in note 46 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of the accounting software.

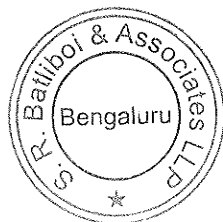
For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain
Partner

Membership Number: 213157



UDIN: 24213157BKFNHA7145

Place: Bengaluru

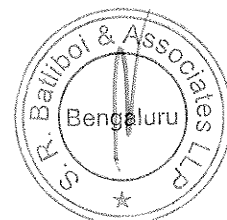
Date: May 20, 2024

Annexure '1' referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: Provident Housing Limited ("the Company")

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

- (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.
 - (b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.
 - (c) There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), held by the Company and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company.
 - (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year.
 - (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder as disclosed in the note 44(i) to the financial statements.
- (ii) (a) Having regard to the nature of inventory comprising of stock of completed units and work in progress of real estate projects, the management has conducted physical verification of inventory by way of verification of title deeds, site visits and certification of extent of work completion, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.
 - (b) The Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. As disclosed in note 18 to the financial statements, the Company has not filed any quarterly returns/statements with such banks during the year.



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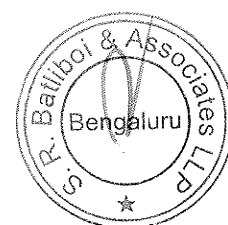
- (iii) (a) During the year the Company has provided loans and guarantees to companies as follows:

Rs. in lakhs	
	Loans
Aggregate amount granted/ provided during the year:	
- Subsidiaries	2,716.43
- Joint Ventures	419.41
- Associates	-
- Others	-
Balance outstanding as at balance sheet date in respect of above cases:	
- Subsidiaries	1,739.22
- Joint Ventures	-
- Associates	-
- Others	-

- (b) During the year, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees to companies, firms, Limited Liability Partnerships or any other parties are not prejudicial to the Company's interest, having regard to management's representation that the loans are given to such parties considering the Company's economic interest and long-term trade relationship with such parties.
- (c) The Company has granted loans during the year to companies, where the schedule of repayment of principal and payment of interest has been stipulated. Such loans and interest thereon are repayable on demand and no demand for repayment has been made during the year.
- (d) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.
- (e) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
- (f) As disclosed in note 7 to the financial statements, the Company has granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships. Of these following are the details of the aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

Rs. In lakhs			
	All Parties	Promoters	Related Parties
Aggregate amount of loans - Repayable on demand	1,739.22	-	1,739.22
Percentage of loans to the total loans	100%	-	100%

- (iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.
- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.



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(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to the construction activities and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, service tax, duty of custom, value added tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there have been slight delays in few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, service tax, duty of custom, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

Name of the Statute	Nature of dues	Amount demanded (Rs. in lakhs)	Amount paid under Protest (Rs. in lakhs)	Period to which amount relates	Forum where the dispute is pending
Finance Act, 1994	Service tax	4,895.42	-	2009-14	Customs, Excise and Service Tax Appellate Tribunal
Income-Tax Act, 1961	Income tax	878.70	175.74	2015-16	Commissioner of Income Tax (Appeals)
Central Goods and Services Tax Act, 2017	Goods and Service Tax	700.00	700.00	2017-18	High Court of Bombay
Central Goods and Services Tax Act, 2017	Goods and Service Tax	2,764.12	130.30	2017-18	State Tax Officer
Telangana Value Added Tax	Value Added Tax	11.14	5.57	2015-18	The Additional Commissioner (CT)

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year as disclosed in note 44(vii) to the financial statements. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

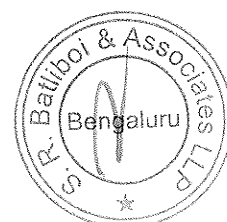
(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.



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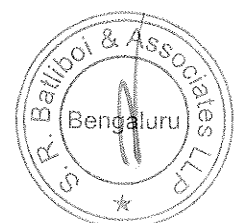
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
 - (c) Term loans were applied for the purpose for which the loans were obtained.
 - (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
 - (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
 - (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.
- (x)
- (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
 - (b) The Company has not made any preferential allotment or private placement of shares/fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi)
- (a) No material fraud by the Company or on the Company has been noticed or reported during the year.
 - (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
 - (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii)
- The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a, b and c) of the Order is not applicable to the Company.
- (xiii)
- Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- (xiv)
- (a) The Company has an internal audit system commensurate with the size and nature of its business.



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- (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group. Accordingly, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current financial year. The Company has not incurred cash losses in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company
- (xix) On the basis of the financial ratios disclosed in note 40 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 30(B) to the financial statements.



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- (b) All amounts that are unspent under section (5) of section 135 of Companies Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the said Act. This matter has been disclosed in note 30(B) to the financial statements.

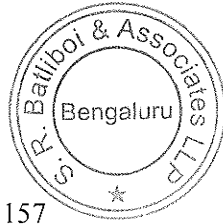
For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain
Partner

Membership Number: 213157



UDIN: 24213157BKFNHA7145

Place: Bengaluru

Date: May 20, 2024

Annexure '2' referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: Provident Housing Limited ("the Company")

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statements of Provident Housing Limited ("the Company") as of March 31, 2024, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 ("ICAI"). 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these financial statements was 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 these 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 these 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 these financial statements.



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Meaning of Internal Financial Controls With Reference to these 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 statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes 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 the 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 control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

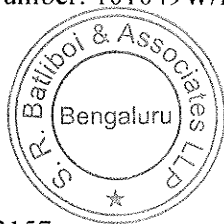
For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain
Partner

Membership Number: 213157



UDIN: 24213157BKFNHA7145

Place: Bengaluru

Date: May 20, 2024

Note	March 31, 2024	March 31, 2023	
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	924.87	1,101.66
(b) Capital work-in-progress	4	-	-
(c) Intangible assets	5	50.12	102.51
(d) Financial assets			
(i) Investments	6a	3,384.60	7,029.50
(ii) Loans	7a	-	-
(iii) Other financial assets	8a	15,103.67	13,110.27
(e) Deferred tax assets (net)	9	1,164.37	2,726.17
(f) Assets for current tax (net)	10	351.01	94.16
(g) Other non-current assets	11a	4,298.96	1,569.97
Total non-current assets		25,277.60	25,734.24
Current assets			
(a) Inventories	12	1,72,909.24	1,60,543.22
(b) Financial assets			
(i) Investments	6b	3,671.56	-
(ii) Trade receivables	13	8,398.82	10,626.82
(iii) Cash and cash equivalents	14	9,598.04	5,115.83
(iv) Bank balances other than (iii) above	15	1,524.21	-
(v) Loans	7b	1,739.22	4,112.27
(vi) Other financial assets	8b	1,690.57	1,559.88
(c) Other current assets	11b	8,305.22	10,628.24
Total current assets		2,07,836.88	1,92,586.26
Total assets		2,33,114.48	2,18,320.50
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	16	800.00	800.00
(b) Other equity	17	26,790.92	23,788.64
Total equity		27,590.92	24,588.64
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	18a	1,563.36	75.63
(ii) Lease liabilities	37	491.17	667.55
(b) Provisions	21a	376.58	306.70
Total non-current liabilities		2,431.10	1,049.88
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	18b	61,247.97	61,227.29
(ii) Lease liabilities	37	181.11	158.46
(iii) Trade payables	19		
(A) Total outstanding dues of micro enterprises and small enterprises		277.60	535.70
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		9,965.67	14,612.65
(iv) Other financial liabilities	20	3,307.88	1,118.26
(b) Other current liabilities	22	1,27,761.54	1,14,454.60
(c) Provisions	21b	350.69	307.97
(d) Current tax liabilities (net)	23		67.55
Total current liabilities		2,03,052.46	1,92,681.96
Total equity and liabilities		2,33,114.48	2,18,320.50
Summary of material accounting policies	2.2		

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

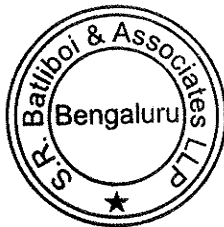
As per our report of even date

For S R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Sudhi Kumar Jain
Partner
Membership no.: 213157



Bengaluru
May 20, 2024

For and on behalf of the Board of Directors of Provident Housing Limited

CIN: U45200KA2008PLC048273

Anish R Puravankara
Director
DIN 00504524

Bengaluru
May 20, 2024

Nani R Choksey
Director
DIN 00504555



Provident Housing Limited
CIN:U45200KA2008PLC048273
Statement of Profit and Loss for the year ended March 31, 2024
(All amounts in Indian Rs. lakhs, unless otherwise stated)

Note	March 31, 2024	March 31, 2023
Income		
Revenue from operations	46,634.57	32,659.92
Other income	5,613.17	5,426.91
Total	52,247.74	38,086.83
Expenses		
Sub-contractor cost	21,493.24	26,372.17
Cost of raw materials and components consumed	947.04	-
Purchase of land stock	15,230.14	8,582.49
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(12,284.35)	(19,396.48)
Employee benefits expense	4,782.11	3,638.56
Finance costs	8,288.57	6,760.53
Depreciation and amortization expenses	256.25	178.97
Other expenses	8,566.36	6,745.61
Total expenses	47,279.36	32,881.85
Profit before exceptional items and tax	4,968.38	5,204.98
Exceptional items	-	3,929.27
Profit before tax	4,968.38	1,275.71
Tax expense		
Current tax	445.62	27.37
Deferred tax	1,567.73	430.27
Total tax expense	2,013.35	457.64
Profit for the year	2,955.03	818.07
Other comprehensive income ('OCI')		
Items that will not be reclassified to profit or loss		
(i) Re-measurement gains/(losses) on defined benefit plans	(16.97)	(0.59)
(ii) Income tax relating to above	5.93	0.21
Total other comprehensive income	(11.04)	(0.38)
Total comprehensive income for the year (comprising profit and OCI)	2,943.99	817.69
Earnings per equity Share ('EPS')		
(Nominal value per equity share Rs. 10 (March 31, 2023: Rs.10))		
Basic (Rs.)	36.94	10.23
Diluted (Rs.)	36.94	10.23
Weighted average number of equity shares used in computation of EPS		
Basic - in numbers lakhs	80.00	80.00
Diluted - in numbers lakhs	80.00	80.00
Summary of material accounting policies		
2.2		

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

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership no. 213157



Bengaluru
May 20, 2024

For and on behalf of the Board of Directors of Provident Housing Limited
CIN: U45200KA2008PLC048273

Ashish R Puravankara
Director
DIN 00504524

Bengaluru
May 20, 2024

Nani R Choksey

Nani R Choksey
Director
DIN 00504555



	March 31, 2024	March 31, 2023
A. Cash flow from operating activities		
Profit before tax	4,968.38	1,275.71
Adjustments to reconcile profit before tax to net cash flows		
Depreciation and amortization expense	256.25	178.97
Loss/(Profit) on sale of property, plant and equipment	-	(7.63)
Finance costs	8,288.57	6,760.53
Interest income	(1,727.06)	(977.08)
Provisions/liabilities written back	(567.42)	(2,947.66)
Share of loss in limited liability partnership firm	704.88	-
Gain on acquisition of control on joint venture	(2,428.71)	-
Exceptional items	-	3,929.27
Employee share based payment expense	58.29	-
Operating profit before working capital changes	9,553.17	8,212.11
Working capital adjustments:		
(Increase)/decrease in trade receivables	2,228.00	(2,997.33)
(Increase)/ decrease in inventories	(12,366.02)	(19,396.48)
(Increase)/ decrease in other financial assets	(1,039.26)	(606.93)
(Increase)/ decrease in other assets	(405.97)	(3,366.50)
Increase/ (decrease) in trade payables	(4,489.22)	3,343.71
Increase/ (decrease) in other financial liabilities	(678.46)	1,109.36
Increase/ (decrease) in other liabilities	13,306.94	15,017.95
Increase/ (decrease) in provisions	95.63	(96.85)
Cash (used in)/ received from operations	6,204.81	1,219.04
Income tax paid (net)	(769.52)	(3.98)
Net cash flows from operating activities	5,435.29	1,215.06
B. Cash flows from investing activities		
Purchase of property, plant and equipment (including capital work in progress and capital advances)	(68.91)	(248.98)
Purchase of intangible assets	(6.60)	(101.88)
Proceeds from sale of property, plant and equipment	-	18.07
Investments made in subsidiaries	(0.68)	(2.00)
Redemption of debentures in joint venture	1,065.94	-
Drawings from subsidiary, limited liability partnership firm	3,500.00	-
Loans given to related parties	(3,135.84)	(3,125.69)
Loans repaid by related parties	6,113.43	3,719.50
Investment in bank deposits and margin monies	(2,285.10)	(466.48)
Redemption of bank deposits (original maturity of more than three months)	489.34	-
Interest received	309.24	156.18
Net cash flows used in investing activities	5,980.82	(51.28)
C. Cash flows from financing activities		
Proceeds from term loans	25,040.29	28,125.86
Repayment of term loans	(29,074.72)	(17,502.32)
Loans taken from related parties	16,394.25	8,888.94
Loans repaid to related parties	(10,857.63)	(10,757.96)
Payment of principal towards lease liabilities	(153.73)	(110.69)
Payment of interest towards lease liabilities	(80.09)	(73.37)
Interest paid	(8,202.27)	(6,883.06)
Net cash flows from financing activities	(6,933.90)	(322.60)
Net (decrease)/increase in cash and cash equivalents (A + B + C)	4,482.21	841.18
Cash and cash equivalents at the beginning of the year	5,115.83	4,274.65
Cash and cash equivalents at the end of the year	9,598.04	5,115.83

Components of cash and cash equivalents	Notes	March 31, 2024	March 31, 2023
Cash and cash equivalents as per Balance Sheet	14	9,598.04	5,115.83
Cash and cash equivalents reported in cash flow statement		9,598.04	5,115.83

Changes in liabilities arising from financing activities and changes in assets arising from non-cash investing activities relating to right of use assets 14 & 37

Summary of material accounting policies 2.2

The accompanying notes referred to above form an integral part of the financial statements 2.2

As per our report of even date

For S.R. Batilboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership no.: 213157



Bengaluru
May 20, 2024

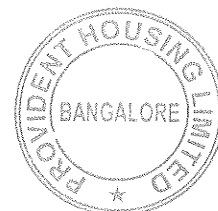
For and on behalf of the Board of Directors of Provident Housing Limited
CIN: U45200KA2008PLC048273

Ashish R Puravankara
Director
DIN 005C4524

Bengaluru
May 20, 2024

Nani R Choksey

Nani R Choksey
Director
DIN 00504555



Provident Housing Limited
CIN:U45200KA2008PLC048273
Statement of changes in equity for the year ended March 31, 2024
(All amounts in Indian Rs. lakhs, unless otherwise stated)

A. Equity share capital
(refer note 16)

Particulars	As at	Movement	As at	Movement	As at
	01 April 2022	during 2022-23*	March 31, 2023	during 2023-24	March 31, 2024
Equity share capital of face value of Rs. 10 each fully paid 800 lakhs (March 31, 2023 - 800 lakhs) equity shares	5.00	795.00	800.00	-	800.00
	5.00	795.00	800.00	-	800.00

*Issue of bonus shares during the previous year.

B. Other equity

Particulars	Other contributions by the Holding Company	Debenture Redemption Reserve	Retained Earnings	Total
Balance as at 1 April 2022				
Profit for the year	1,028.75	-	22,737.20	23,765.95
Other Comprehensive Income for the year	-	-	818.07	818.07
Total comprehensive income for the year	-	-	(0.38)	(0.38)
Issue of bonus shares during the year	-	-	817.69	817.69
Balance as at March 31, 2023	1,028.75	-	(795.00)	(795.00)
Profit for the year			22,759.89	23,788.64
Other Comprehensive Income for the year	-	-	2,955.03	2,955.03
Total comprehensive income for the year	-	-	(11.04)	(11.04)
Share Based expenses for the year	-	-	2,943.99	2,943.99
Transfer to Debenture Redemption Reserve	58.29	-	-	58.29
Balance as at March 31, 2024	1,087.04	1,000.00	(1,000.00)	-
	1,087.04	1,000.00	24,703.88	26,790.92

Summary of material accounting policies

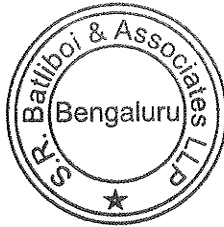
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The accompanying notes referred to above form an integral part of the financial statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership no.: 213157



Bengaluru
May 20, 2024

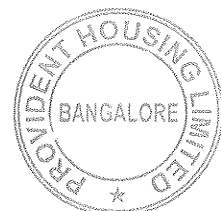
For and on behalf of the Board of Directors of Provident Housing Limited
CIN: U45200KA2008PLC048273

Ashish R Puravankara
Director
DIN 00504524

Bengaluru
May 20, 2024

Nani R Choksey

Nani R Choksey
Director
DIN 00504555



1. Corporate information

Provident Housing Limited (the 'Company') was incorporated on November 14, 2008 under the provisions of the Companies Act applicable in India ("Act"). The registered office is located at 130/1, Ulsoor Road, Bengaluru 560042, India. The Company is engaged in the business of real estate development.

The financial statements were authorized for issue in accordance with a resolution of the Board of Directors on May 20, 2024.

2. Material accounting policies

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

The financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.2 Summary of material accounting policies

(a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(b) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

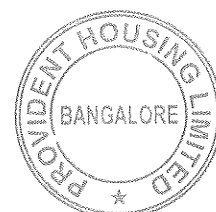
Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.

(c) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.



Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any.

(d) Depreciation on property, plant and equipment

Depreciation is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Buildings	60	60
Plant and machinery	10	15
Furniture and fixtures	10	10
Computer equipment - End user devices	3	3
Office equipment	5	5
Motor Vehicles	8	8

Leasehold improvements are depreciated on straight line basis over the remaining period of lease or the asset's estimated useful life, whichever is shorter.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

(e) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized using straight line method over a period of six years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

(f) Impairment

A. Financial assets

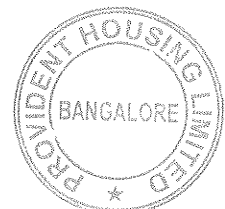
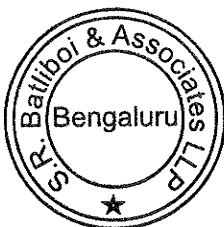
The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

B. Non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(g) Leases



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

Where the Company is lessee:

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

i) Right-of-use assets

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

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

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section 2.2(f) Impairment of non-financial assets.

ii) Lease Liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

iii) Short-term leases and leases of low-value assets

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

Where the Company is lessor:

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Rental income under operating leases having variable rental income is recognized as per the terms of the contract.

(h) Borrowing costs

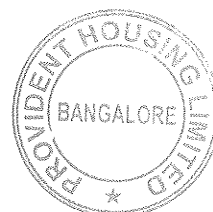
Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

The Company treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

(i) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the



asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.

iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iv. Land stock: Valued at lower of cost and net realizable value.

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

(j) Land

Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories/ capital work in progress.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits under loans.

Management is of the view that these land advances and deposits under joint development arrangements are given under normal trade practices and are neither in the nature of loans nor advance in the nature of loans.

(k) Revenue recognition

i) Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer, if any.

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer.

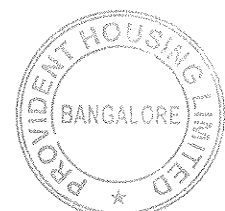
Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.



Contract balances:

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

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

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

Cost to obtain a contract:

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

ii) Share in profit/ loss of Limited Liability Partnerships ("LLPs") and partnership firm

The Company's share in profits from LLPs and partnership firm, where the Company is a partner, is recognised as income in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and LLPs and partnership entity.

iii) Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

iv) Dividend income

Revenue is recognised when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

(l) Foreign currency translation

Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Company's functional and presentation currency.

Foreign currency transactions and balances

i) Initial recognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

ii) Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

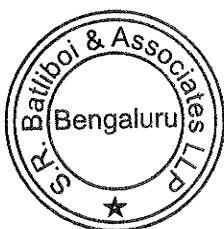
iii) Exchange differences - The Company accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

(m) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The Company has no obligation, other than the contribution payable to the Schemes. The Company recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Company presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.



(n) Share-based payments

The employees of the Company are covered under the share-based schemes of the Holding Company. The Company accounts for such share-based payment transaction as equity-settled since the obligation to settle the share-based payment transaction is with the Holding Company and not with the Company.

Equity-settled transactions:

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model and subsequently remeasured only for changes in non-market vesting conditions. Further details are given in note 47.

The cost is recognised in employee benefits expense, together with a corresponding increase in equity as a contribution from the parent, over the period in which the performance and/or service conditions are fulfilled. The expense or credit recognised in the Statement of profit and loss for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in Employee benefits expense.

(o) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

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

i Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

ii. Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

(p) Provisions and contingent liabilities

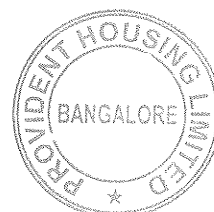
A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

(q) Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to



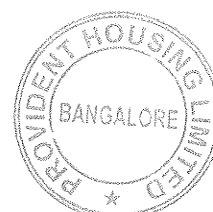
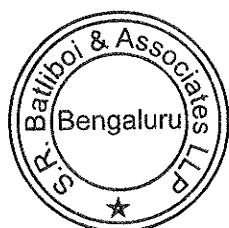
the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

- i. Financial assets at fair value through other comprehensive income
Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.
- ii. Financial assets at fair value through profit or loss
Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. Investments in debt instruments have been measured at fair value through profit or loss.
- iii. Debt instruments at amortized cost
Investment in debt instrument is measured at fair value through profit and loss.
A 'debt instrument' is measured at the amortized 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 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 amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.
- iv. Investment in subsidiaries and joint ventures:
Investment in subsidiaries and joint ventures are carried at cost. Impairment recognized, if any, is reduced from the carrying value.
- v. De-recognition of financial asset
The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.
- vi. Financial liabilities
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below
- vii. Financial liabilities at fair value through profit or loss
Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.
- viii. Financial liabilities at amortized cost
Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.
- ix. De-recognition of financial liability
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.
- x. Fair value of financial instruments
In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
 - ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
 - ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable
- For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.



(r) Cash dividend to equity holders of the Company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

(s) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(t) 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, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value. For the purpose of the Company's statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding cash credit/bank overdrafts as they are considered an integral part of the Company's cash management.

2.3 Significant accounting judgments, estimates and assumptions

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Company's accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

i) Revenue from contracts with customers

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

a) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Company considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract, to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

b) Timing of satisfaction of performance obligation

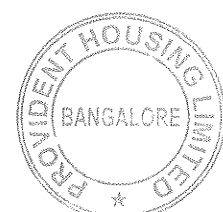
Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

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

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time the Company considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.



The aforesaid indicators of transfer of control are also considered for determination of the timing of derecognition of investment property.

c) Accounting for revenue and land cost for projects executed through joint development arrangements

For projects executed through joint development arrangements, the Company has evaluated that land owners are not engaged in the same line of business as the Company and hence has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Company under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

d) Significant financing component

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

ii) Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV). NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment. NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

iv) Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

v) Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and market risk. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

vi) Measurement of financial instruments at amortized cost

Financial instruments are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

vii) Useful life and residual value of property, plant and equipment, and intangible assets

The useful life and residual value of property, plant and equipment, and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.



viii) *Provision for litigations and contingencies*

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods.

ix) *Deferred tax assets*

Deferred tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, which involves judgements around estimation of future taxable profit. Due to judgements involved in such estimation, the same is sensitive to the actual outcome in future periods.

2.4 Changes in accounting policies and disclosures

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated March 31, 2023 to amend the following Ind AS which are effective for annual periods beginning on or after April 01, 2023. The Company applied for the first-time these amendments.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates, changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates. The amendments had no impact on the Company's financial statements.

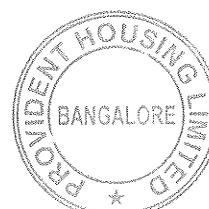
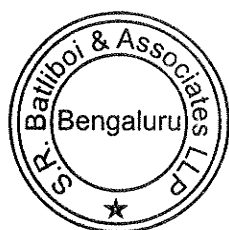
(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures. The amendments had an impact on the Company's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in the Company's financial statements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences such as leases. The Company previously recognised for deferred tax on leases on a net basis. As a result of these amendments, the Company has recognised a separate deferred tax asset in relation to its lease liabilities and a deferred tax liability in relation to its right-of-use assets. Since, these balances qualify for offset as per the requirements of paragraph 74 of Ind AS 12, there is no impact in the balance sheet. There was also no impact on the opening retained earnings as at April 1, 2022.

Apart from these, consequential amendments and editorials have been made to other Ind AS, to the extent applicable, like Ind AS 101, Ind AS 102, Ind AS 103, Ind AS 107, Ind AS 109, Ind AS 115 and Ind AS 34.



3 Property, plant and equipment

Particulars	Plant and machinery	Office equipments	Computer equipments-end user devices	Furniture and fixtures	Vehicles	Leasehold improvements	Right of use asset *	Total
Gross carrying amount**								
At April 1, 2022	33.50	72.26	92.10	70.99	31.92	-	531.34	832.11
Additions	-	3.77	9.56	12.25	104.55	161.29	391.63	683.05
Disposals	-	-	-	-	(30.22)	-	-	(30.22)
At March 31, 2023	33.50	76.03	101.66	83.24	106.25	161.29	922.97	1,484.94
Additions	-	43.48	2.18	23.25	-	-	-	68.91
Disposals	-	-	-	-	-	-	-	-
At March 31, 2024	33.50	119.51	103.84	106.49	106.25	161.29	922.97	1,553.85
Accumulated depreciation								
At April 1, 2022	21.80	41.21	86.79	19.92	22.04	-	36.60	228.36
Charge for the year	3.12	7.41	3.27	8.41	6.65	8.99	136.85	174.70
Adjustments for disposals	-	-	-	-	(19.78)	-	-	(19.78)
At March 31, 2023	24.92	48.62	90.06	28.33	8.91	8.99	173.45	383.28
Charge for the year	3.12	10.42	3.49	8.78	12.41	30.64	176.84	245.70
Adjustments for disposals	-	-	-	-	-	-	-	-
At March 31, 2024	28.04	59.04	93.55	37.11	21.32	39.63	350.29	628.98
Net block								
At March 31, 2023	8.58	27.41	11.60	54.91	97.34	152.30	749.52	1,101.66
At March 31, 2024	5.46	60.47	10.29	69.38	84.93	121.66	572.68	924.87

*Refer note (c) below and note 37

** On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of all Property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of Property, plant and equipment.

Notes:

a. Capitalised borrowing cost

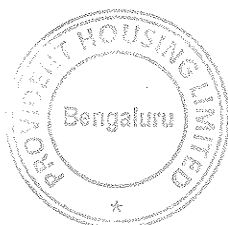
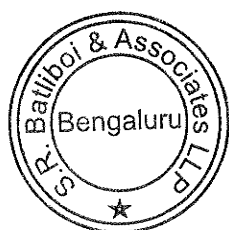
There are no borrowing costs capitalised during the year ended March 31, 2024 and March 31, 2023.

b. Property, plant and equipment pledged as security

Details of assets pledged are as per note 18

(c) Breakup of right of use asset

Particulars	Building	Furniture and fixtures	Total
At April 01, 2022	531.34	-	531.34
Additions	264.14	127.49	391.63
Disposals	-	-	-
At March 31, 2023	795.48	127.49	922.97
Additions	-	-	-
Disposals	-	-	-
At March 31, 2024	795.48	127.49	922.97
Accumulated depreciation			
At April 01, 2022	36.60	-	36.60
Charge for the year	104.98	31.87	136.85
Adjustments for disposals	-	-	-
At March 31, 2023	141.58	31.87	173.45
Charge for the year	139.02	37.82	176.84
Adjustments for disposals	-	-	-
At March 31, 2024	280.60	69.69	350.29
Net block			
At March 31, 2023	653.90	95.62	749.52
At March 31, 2024	514.88	57.80	572.68



Provident Housing Limited
CIN:U45200KA2008PLC048273

Notes to Financial Statements for the year ended March 31, 2024
(All amounts in Indian Rs. Lakhs, unless otherwise stated)

4 Capital work-in-progress

Particulars	March 31, 2024	March 31, 2023
Opening balance	-	42.44
-Additions (subsequent expenditure)	-	-
-Capitalised during the year	-	(42.44)
Closing balance	-	-

Capital work-in-progress(CWIP) Ageing Schedule:

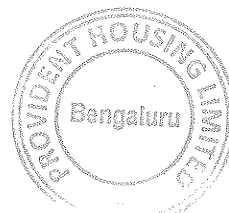
	Less than 1 year	Total
As at 31 March 2024		
Projects in progress	-	-
Projects temporarily suspended	-	-
Total	-	-
As at 31 March 2023		
Projects in progress	-	-
Projects temporarily suspended	-	-
Total	-	-

5 Intangible assets

Particulars	Computer software	Total
Gross carrying amount**		
At April 1, 2022	21.90	21.90
Additions	101.88	101.88
Disposals	-	-
At March 31, 2023	123.78	123.78
Additions	6.60	6.60
Transfer/Adjustments	(48.44)	(48.44)
At March 31, 2024	81.94	81.94
Accumulated amortization		
At April 1, 2022	17.00	17.00
Charge for the year	4.27	4.27
Disposals	-	-
At March 31, 2023	21.27	21.27
Charge for the year	10.55	10.55
Disposals	-	-
At March 31, 2024	31.82	31.82
Net block		
At March 31, 2023	102.51	102.51
At March 31, 2024	50.12	50.12

** On transition to Ind AS (i.e. 1 April 2015), the Company had elected to continue with the carrying value (net block value) of Intangibles measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible Assets.

Note: The Company has not revalued its property, plant and equipment and intangible assets.



March 31, 2024 March 31, 2023

6 Investments

a Non-current investments

Investments - valued at cost unless stated otherwise

(A) Equity instruments (unquoted)

(i) Investment in subsidiaries (fully paid-up)

Provident Meryta Private Limited 0.01 lakh (March 31, 2023 - 0.01 lakh) equity shares of Rs. 100 each	1.00	1.00
Provident Cedar Private Limited 0.01 lakh (March 31, 2023 - 0.01 lakh) equity shares of Rs. 100 each	1.00	1.00
D.V. Infrahomes Private Limited (also refer Note 38(b)(iii) for the investment under dispute) 18 lakh (March 31, 2023 - 18 lakh) equity shares of Rs. 10 each	180.00	180.00
Varishtha Properties Developers Private Limited 0.01 lakh (March 31, 2023 - 0.01 lakh) equity shares of Rs. 100 each	1.00	1.00
Purva Sapphire Land Private Limited 0.1 lakh (March 31, 2023 - 0.1 lakh) equity shares of Rs. 10 each	1.00	1.00

(ii) Investment in joint venture (fully paid-up)

Purva Good Earth Properties Private Limited # ^ 0.10 lakh (March 31, 2023 - 0.10 lakh) equity shares of Rs. 10 each	2,429.71	1.00
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(iii) Investment in fellow subsidiary (fully paid-up)

Purva Asset Management Private Limited (Fellow Subsidiary)*	0.00	0.00
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(B) Investments carried at fair value through profit or loss ('FVTPL')

Unquoted debentures

Purva Good Earth Properties Private Limited Nil (March 31, 2023 - 47.38 lakh) optionally convertible debentures of Rs.100 each	-	4,737.50
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(C) Other investments (unquoted)

(i) Investment in Partnership firms

Purvacom (Fellow Subsidiary)*	0.00	0.00
-------------------------------	------	------

(ii) Investment in limited liability partnerships

Devas Global Services LLP (Fellow Subsidiary)*	0.00	0.00
Provident White Oaks LLP (Subsidiary)** (net of share of loss of Rs.704.88 lakhs and reduction in capital account by Rs.631.91 lakhs)	770.21	2,107.00
Pune BLR 99 Developers LLP (Subsidiary)	0.68	-
Total Investments	3,384.60	7,029.50

Notes:

a) Aggregate amount of quoted investments and market value thereof	-	-
b) Aggregate amount of unquoted investments Also refer note 31, 33, 36 and 38	3,384.60	7,029.50

d) Details of investment in partnership firm

Name of the firm/partners

	March 31, 2024		March 31, 2023	
	Capital	Profit sharing ratio	Capital	Profit sharing ratio
Purvacom				
Puravankara Limited	10.00	100.00%	10.00	100.00%
Provident Housing Limited	0.00	0.00%	0.00	0.00%
Total	10.00	100.00%	10.00	100.00%

b Current investments

(A) Investments carried at fair value through profit or loss ('FVTPL')

Unquoted debentures

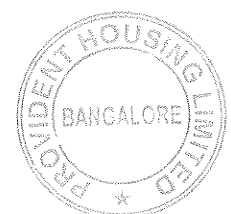
Purva Good Earth Properties Private Limited ^ 37.38 lakh (March 31, 2023 - Nil) optionally convertible debentures of Rs.100 each	3,671.56	-
	3,671.56	-

* The Company has made investment in Devas Global Services LLP in financial year 2018-19 amounting to Rs. 100 only, Purvacom in financial year 2020-21 amounting to Rs.10 only and in financial year 2021-22 Purva Asset Management Private Limited amounting to Rs.10 only

**White Oaks (partnership firm) is converted to Provident White Oaks LLP w.e.f August 22, 2022

^ Investment in Purva Good Earth Properties Private Limited ('PGEPL') was accounted as 'joint venture' of the Company as per the terms of debenture investment agreement with third party. During the year, upon settlement of these debentures, the Company has gained full control of PGEPL and consequently PGEPL has become wholly owned subsidiary. As it is business combination achieved in stages as per Ind AS 103, the Company has remeasured its previously held equity interest in PGEPL at its acquisition-date fair value and recognised the resulting gain of Rs.2,428.71 lakhs in statement of profit or loss account during the year ended March 31, 2024 with a corresponding increase in investment value.

The company has provided security by way of pledge of investments in equity shares of Purva Good Earth Properties Private Limited (PGEPL) for the loans taken by PGEPL.



7 Loans

a Non current

Unsecured, considered good

Loans to related parties (refer note 36)

March 31, 2024 March 31, 2023

-	-
-	-

b Current

Unsecured, considered good

Loans to related parties (refer note 36)

1,739.22	4,112.27
1,739.22	4,112.27

1,739.22	4,112.27
----------	----------

(i) Loans due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by firms or private companies respectively in which any director is a partner or a director or a member:

	March 31, 2024	March 31, 2023
Dues from Purva Good Earth Properties Private Limited in which the Company's director is a director	-	728.02
Dues from Varishtha Properties Developers Private Limited in which the Company's director is a director	28.69	3.00
Dues from Purva Sapphire Land Private Limited in which the Company's director is a director	32.80	3.06
Dues from Provident White Oaks LLP in which the Company's director is a designated partner	-	567.28

(ii) Loans:

Loans (repayable on demand) due from:

	March 31, 2024		March 31, 2023	
	Amount	% of total	Amount	% of total
Promoters - Holding Company	-	0%	2,021.70	49%
Directors	-	0%	-	0%
Key managerial personnel	-	0%	-	0%
Subsidiaries	1,739.22	100%	1,356.49	33%
Joint Ventures	-	0%	728.02	18%
Fellow subsidiaries	-	0%	6.06	0%
	1,739.22	100%	4,112.27	100%

Note:

a) During the year the Company has provided loans, provided security and stood guarantee to companies as follows:

	Guarantees	Security	Loans
Aggregate amount granted/ provided during the year			
- Holding company	-	-	-
- Subsidiaries	-	-	2,716.43
- Fellow Subsidiaries	-	-	-
- Joint ventures	-	-	419.41
Aggregate amount granted/ provided during the Previous year			
- Holding company	-	-	2,000.00
- Subsidiaries	-	-	1,114.60
- Fellow Subsidiaries	-	-	6.06
- Joint ventures	-	-	5.03

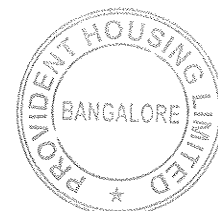
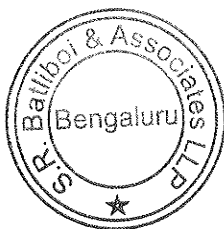
b) During the year, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees to companies, firms, Limited Liability Partnerships or any other parties are not prejudicial to the Company's interest, the loans and guarantees are given to such parties considering the Company's economic interest and long-term trade relationship with such parties.

c) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.

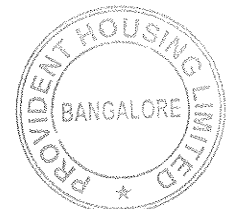
d) There were no loans granted to company and other parties which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.

e) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 (the Act) are applicable have been complied with by the Company.

f) Also refer note 38b(iii) for loan of Rs 703.72 lakhs to D.V. Infrahomes Private Limited under dispute.



	March 31, 2024	March 31, 2023
8 Other financial assets (Unsecured, considered good)		
a Non current		
Non-current bank balances (refer note 15)	1,556.56	1,101.00
Recoverables under Joint Development Arrangements	495.62	-
Recoverables towards society maintenance charges	269.25	-
Security deposits	3,281.83	91.17
Deposits under joint development arrangements*	9,500.41	11,918.10
	<u>15,103.67</u>	<u>13,110.27</u>
* Advances paid by the Company to the landowner towards joint development of land is recognized as deposits since the advance is in the nature of refundable deposits. The management is confident of recovery/launch of these projects in the future. Also refer Note 38(a).		
b Current		
Recoverables under Joint Development Arrangements	535.06	853.72
Recoverables towards society maintenance charges	285.48	504.04
Current Bank Balances (refer note 15)	16.68	200.69
Receivables upon settlement of Joint Development Arrangements	815.00	-
Others	38.35	1.43
	<u>1,690.57</u>	<u>1,559.88</u>
9 Deferred tax assets/(liabilities) (net)		
Deferred tax asset arising on account of :		
Impact of expenditure charged to the statement of profit and loss in a year but allowed for tax purposes in subsequent years	235.85	215.19
Carry forward of tax losses	-	425.42
Impact of income recognised for tax purposes in a year but recognised in the statement of profit and loss in subsequent years (impact of Ind AS 115 accounting)	1,756.98	1,947.35
Lease Liability - IND AS 116	234.92	288.64
MAT Credit entitlement	-	147.56
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	40.72	89.17
	<u>2,268.47</u>	<u>3,113.33</u>
Less: Deferred tax liability arising on account of :		
ROU Asset- IND AS 116	(200.11)	(261.91)
Impact of expenditure allowed for tax purposes in a year but charged to the statement of profit and loss in the subsequent years	(55.30)	(125.25)
Impact of fair value gain on acquisition of subsidiary	(848.69)	-
	<u>(1,104.10)</u>	<u>(387.16)</u>
Deferred tax assets (net)	<u>1,164.37</u>	<u>2,726.17</u>
Reconciliation of deferred tax assets		
Net deferred tax asset at the beginning of the year	2,726.17	3,156.23
Tax income/(expense) during the year recognized in profit and loss	(1,567.73)	(430.27)
Tax income/(expense) during the year recognized in OCI	5.93	0.21
Net deferred tax asset at the end of the year	<u>1,164.37</u>	<u>2,726.17</u>
10 Assets for current tax (net)		
Advance income tax [net of provision for taxation]	351.01	94.16
	<u>351.01</u>	<u>94.16</u>
11 Other assets (Unsecured, considered good)		
a Non-current		
Prepaid expenses	2,543.99	-
Deposits with government authorities	105.17	105.94
Advances for land contracts*	813.93	758.46
Duties and taxes recoverable	835.87	705.57
	<u>4,298.96</u>	<u>1,569.97</u>
b Current		
Advances to suppliers	4,350.19	4,760.48
Prepaid expenses	756.92	2,726.12
Duties and taxes recoverable	3,198.11	3,141.64
	<u>8,305.22</u>	<u>10,628.24</u>
* Advances for land though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Company and the Company/ seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation. The management is confident of obtaining clear and marketable title in the future. Also refer note 38(a).		
12 Inventories		
(valued at lower of cost and net realisable value)		
Raw materials and components	81.67	-
Land stock	6,578.80	6,578.80
Work-in-progress	1,45,477.84	1,43,415.55
Stock of flats	20,770.93	10,548.87
	<u>1,72,909.24</u>	<u>1,60,543.22</u>
Note: a) Amount of write down of inventories as at March 31, 2024 is Rs.151.58 lakhs (March 31, 2023: Rs.167.89 lakhs). b) Details of assets pledged are as per note no.18		



13 Trade receivables

Unsecured, considered good
Dues from related parties
Dues from others

March 31, 2024	March 31, 2023
175.22	393.68
8,223.60	10,233.14
8,398.82	10,626.82

Note: Details of assets pledged are as per note no.18

Debts due by directors or other officers of the Company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member

Pune Projects LLP in which a director of the Company is a partner

Melmont Construction Private Limited in which Company's director is a director

Purva Realities Private Limited in which Company's director is a director

Varishtha Properties Developers Private Limited in which Company's director is a director

Purva Sapphire Land Private Limited in which Company's director is a director

Purva Good Earth Properties Private Limited in which Company's director is a director

IBID Home Private Limited in which Company's director is a director

March 31, 2024	March 31, 2023
-	28.19
-	5.52
44.13	56.94
-	0.84
-	0.85
39.44	20.65
-	0.20

Trade receivables Ageing Schedule

As at 31 March 2024	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	3,979.41	399.06	1,934.98	1,157.91	927.46	8,398.82
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
Total	3,979.41	399.06	1,934.98	1,157.91	927.46	8,398.82

Trade receivables Ageing Schedule

As at 31 March 2023	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	4,268.84	1,283.69	1,748.92	559.81	2,765.56	10,626.82
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
Total	4,268.84	1,283.69	1,748.92	559.81	2,765.56	10,626.82

14 Cash and cash equivalents

Balances with banks
in current accounts
Bank deposits with original maturity upto three months
Cash on hand

March 31, 2024	March 31, 2023
8,588.70	5,107.80
1,004.38	-
4.96	8.03
9,598.04	5,115.83

Note 1

Changes in liabilities arising from financing activities

(a) Borrowings:

Balance as at April 1, 2022
Add: Cash inflows
Less: Cash outflows
Add: Finance costs
Less: Interest paid

Amount
(Rs.in lakhs)
56,157.69
35,014.80
(28,270.28)
6,760.53
(6,883.06)

Net movement in cash credit considered as cash and cash equivalent

Others *

(1,403.39)

Balance as at March 31, 2023

(73.37)

Add: Cash inflows

61,302.92

Less: Cash outflows

41,434.54

Add: Finance costs

(39,932.35)

Less: Interest paid

8,288.57

Others *

(8,202.27)

Balance as at March 31, 2024

(80.09)

* represents exclusion of interest on lease liability which is separately considered below in the movement of lease

62,811.32

(b) Lease Liability

Balance as at April 1, 2022

Additions

545.07

Add: Interest accrued during the year

391.63

Less: Cash outflows

73.37

Balance as at March 31, 2023

(184.06)

Additions

826.01

Add: Interest accrued during the year

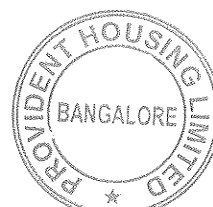
80.09

Less: Cash outflows

(233.81)

Balance as at March 31, 2024

672.28



15 Bank balances other than cash and cash equivalents

Current

Deposits with original maturity for more than 3 months but less than 12 months
Deposits with original maturity for more than 12 months and remaining maturity less than 12 months

Less: Amount disclosed under other current financial assets (refer note 8)

Non-current

Deposits with original maturity for more than 12 months and remaining maturity more than 12 months
Margin money deposits

Amount disclosed under other non current financial assets (refer note 8)

	March 31, 2024	March 31, 2023
Deposits with original maturity for more than 3 months but less than 12 months	1,524.21	-
Deposits with original maturity for more than 12 months and remaining maturity less than 12 months	16.68	200.69
	<u>1,540.89</u>	<u>200.69</u>
Less: Amount disclosed under other current financial assets (refer note 8)	(16.68)	(200.69)
	<u>1,524.21</u>	-
Deposits with original maturity for more than 12 months and remaining maturity more than 12 months	95.97	212.44
Margin money deposits	1,460.59	1,089.25
	<u>1,556.56</u>	<u>1,301.69</u>
Amount disclosed under other non current financial assets (refer note 8)	(1,556.56)	(1,301.69)
	<u>-</u>	<u>-</u>

Notes:

1) Margin money deposits represent earmarked bank balances restricted for use held as margin money for security against the guarantee facilities availed by the Company.

16 Equity share capital

Authorized shares

Equity share capital of face value of Rs. 10 each
250 lakhs (March 31, 2023 - 250 lakh) equity shares of Rs. 10 each

Issued, subscribed and fully paid-up shares

Equity share capital of face value of Rs. 10 each
80 lakh (March 31, 2023 - 80 lakh) equity shares of Rs. 10 each

	March 31, 2024	March 31, 2023
Equity share capital of face value of Rs. 10 each	2,500.00	2,500.00
Equity share capital of face value of Rs. 10 each	800.00	800.00
	<u>800.00</u>	<u>800.00</u>

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

Equity shares

Balance at the beginning of the year
Issue of bonus shares during the year
Outstanding at the end of the year

	March 31, 2024		March 31, 2023	
	No. in Lakhs	Rs. Lakhs	No. in Lakhs	Rs. Lakhs
Balance at the beginning of the year	80.00	800.00	0.50	5.00
Issue of bonus shares during the year	-	-	79.50	795.00
Outstanding at the end of the year	<u>80.00</u>	<u>800.00</u>	<u>80.00</u>	<u>800.00</u>

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Shares held by holding/ ultimate holding company and/ or their subsidiaries/ associates

Puravankara Limited, the holding company
80 lakh (March 31 2023 - 80 lakh) equity shares of Rs. 10 each

	March 31, 2024	March 31, 2023
80 lakh (March 31 2023 - 80 lakh) equity shares of Rs. 10 each	800.00	800.00

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

Equity shares of Rs. 10 each fully paid-up

Puravankara Limited

	March 31, 2024		March 31, 2023	
	No. in lakhs	% holding in the class	No. in lakhs	% holding in the class
Puravankara Limited	80.00	100%	80.00	100%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

e. Details of shares held by promoters

As at 31 March 2024

Promoter Name

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Puravankara Limited	Equity shares of Rs. 10 each	80.00	-	80.00	100%	0%

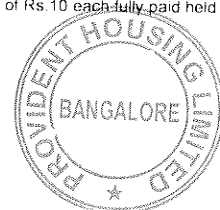
As at 31 March 2023

Promoter Name

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Puravankara Limited	Equity shares of Rs. 10 each	0.50	79.50	80.00	100%	15900%

f. Aggregate number of equity shares allotted as bonus during the period of five immediately preceding years:

On June 28, 2022, pursuant to a bonus issue approved by shareholders at the Extraordinary General Meeting held on June 17, 2022, the Company has allotted 79,50,000 fully paid-up equity shares of face value of Rs.10 each in the ratio of 159:1, i.e., 159 bonus shares of Rs.10 each fully paid up for every 1 share of Rs.10 each fully paid held in the Company. Bonus shares have been issued by way of capitalization of retained earnings.



	March 31, 2024	March 31, 2023
17 Other equity		
Reserves and surplus		
(i) Retained earnings		
Balance at the beginning of the year	22,759.89	22,737.20
Total comprehensive income for the year**	2,943.99	817.69
Issue of bonus shares	-	(795.00)
Transfer to Debenture Redemption Reserve	(1,000.00)	-
Balance at the end of the year	24,703.88	22,759.89
(ii) Other contributions by the Holding Company*		
Balance at the beginning of the year	1,028.75	1,028.75
Share based expenses for the year	58.29	-
Balance at the end of the year	1,087.04	1,028.75
(iii) Debenture Redemption Reserve		
Balance at the beginning of the year	-	-
Movement during the year	1,000.00	-
Balance at the end of the year	1,000.00	-
Total other equity	26,790.92	23,788.64

* Represents other contributions by shareholders in the nature of financial guarantee benefit received by the Company from the holding company (Rs.1,028.75 lakhs) and contribution from the holding company corresponding to the cost of share based schemes recognised in accordance with Ind AS 102 (Rs.58.29 lakhs).

**As required under Ind AS compliant Schedule III, the Company has recognised remeasurement gains/(losses) on defined benefit plans (net of tax) as part of retained earnings.

Nature and purpose of reserve

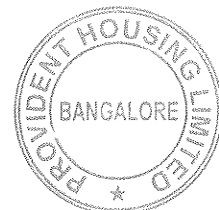
1 Retained earnings

Retained earnings are the profits/(loss) that the company has earned/ incurred till date, less any transfers to general reserve, dividends or other distributions paid to shareholders.

2 Debenture Redemption Reserve

The Company has issued redeemable non-convertible debentures. Accordingly, as per the Companies (Share capital and Debentures) Rules, 2014 (as amended), the Company has created debenture redemption reserve out of profits of the Company available for payment of dividend.

	March 31, 2024	March 31, 2023
18 Borrowings		
a Non-current borrowings		
Secured loans		
Term loans		
From banks	20,898.16	37,254.00
From others	-	2,809.56
	20,898.16	40,063.56
Current maturities of long-term borrowings disclosed under "Current borrowings"	(19,334.81)	(39,987.93)
	1,563.35	75.63
b Current borrowings		
Unsecured		
Loans repayable on demand		
Loans from related parties (Refer note 36)	5,633.55	-
Term loan - from others	-	2,500.00
	5,633.55	2,500.00
Secured		
Term loans		
From banks	-	-
From others	26,555.17	8,359.21
Debentures		
1,000 Secured Unlisted Redeemable Non-convertible Debentures of Rs.10 lakhs each	9,724.44	10,380.15
Current maturities of long-term borrowings		
Term loans		
From banks	19,334.81	37,254.00
From others	-	2,733.93
	55,614.42	58,727.29
	61,247.97	61,227.29



18. Borrowings(Continued)

Note 1: Amounts due within 12 months	March 31, 2024	March 31, 2023
Amount of borrowings repayable within 12 months are:	19,730.34	18,054.34

Note 2: Assets pledged as security

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

	March 31, 2024	March 31, 2023
Trade receivables	8,014.16	7,766.37
inventories	1,41,238.08	1,45,828.97
Investments	2,429.71	-
Property, plant and equipment	84.93	97.34
Total assets pledged as security	1,51,766.89	1,53,595.35

Note 3: Details of nature of security, guarantees given by directors and repayment terms of borrowings

Non-current borrowings -secured (including Current maturities of long-term borrowings)

Category of loan	March 31, 2024	March 31, 2023	Effective interest rate	Maturity year	Repayment details	Nature of security	Nature of guarantee
Term loans from banks	14,339.47	20,499.49	10-11%	Upto 2024	20 quarterly instalments post moratorium period of 4 quarters	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Term loans from banks	3,050.25	14,942.46	10-11%	Upto 2026	24 to 48 monthly instalments post moratorium period of 8 - 12 months	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Term loans from banks	306.52	855.78	10-11%	Upto 2026	24 to 48 monthly instalments post moratorium period of 12-36 months	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Term loans from banks	3,134.67	956.27	10-11%	Upto 2029	14 Quarterly instalments post moratorium period of 36 months	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Term loans from banks	67.26	-	10-13%	Upto 2027	60 monthly instalments	Hypothecation of vehicles	
Subtotal	20,898.16	37,254.00					
Term loans from others	-	2,716.97	10-11%	Upto 2026	30 monthly instalments post moratorium period of 18 months	Underlying project inventory and assignment of project receivables	
Term loans from others	-	92.59	10-13%	2027	60 monthly instalments	Hypothecation of vehicles	
Subtotal	-	2,809.56					
Total	20,898.16	40,063.56					

Current borrowings secured

Category of loan	March 31, 2024	March 31, 2023	Effective interest rate	Maturity year	Repayment details	Nature of security	Nature of guarantee
Term loans from others	-	312.54	11-12%	Upto 2024	24 to 32 monthly instalments post moratorium period of 12 months	a) Underlying project inventory and assignment of project receivables b) Secured by pledge of inventory by the holding company is Rs Nil (March 31, 2023: Rs.312.54 lakhs)	Corporate guarantee by the holding company
Term loans from others	21,093.38	-	12.75%	Upto 2027	16 Quarterly Installments	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Term loans from others	3,508.11	8,046.67	11-12%	Upto 2025	10 quarterly instalments post moratorium period of 6 months	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Term loans from others	1,953.68	-	16 to 17%	Upto 2026	4 Quarterly instalments post moratorium period of 33 months	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Debentures issued to others	9,724.44	10,380.15	16 to 17%	Upto 2026	4 Quarterly instalments post moratorium period of 33 months	Underlying project inventory and assignment of project receivables	Corporate guarantee by the holding company
Subtotal	36,279.61	18,739.36					

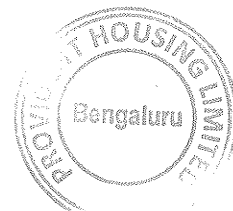
Current borrowings unsecured

Category of loan	March 31, 2024	March 31, 2023	Effective interest rate	Maturity	Repayment details	Nature of security	Nature of guarantee
Loans from related parties	5,633.55	-	Nil	On demand	On demand	Unsecured	
Term loans from others	-	2,500.00	14-15%	2023	Lump-sum	Unsecured	
Subtotal	5,633.55	2,500.00					
Total	41,913.16	21,239.36					

As at March 31, 2024, the Company had available Rs 21,331.95 lakhs (March 31, 2023 Rs. 24,181.19 lakhs) of undrawn committed borrowing facilities.

Note 4:

- The Company has not filed any quarterly returns/statements with banks or financial institutions during the year for its current borrowings.
- The above loans were applied for the purpose for which such loans were obtained. Also, the Company has not defaulted in repayment of the above loans and interest thereon.
- No funds raised on short-term basis have been used for long-term purposes by the Company.



March 31, 2024 March 31, 2023

19 Trade payables

Trade payable

- Total outstanding dues of micro enterprises and small enterprises	277.60	535.70
- Total outstanding dues of creditors other than micro and small enterprises		
Payable to others	7,787.46	12,672.92
Payable to related parties (refer note 36)	2,178.21	2,139.73
	<u>10,243.27</u>	<u>15,348.35</u>

Disclosures of dues to Micro, Small and Medium enterprises

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company and has been relied upon by the auditors.

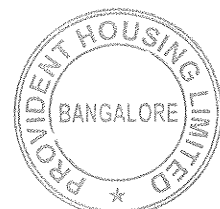
i. The principal amount remaining unpaid	205.77	454.99
ii. Interest due thereon remaining unpaid	71.83	80.71
iii. The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
iv. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act 2006.	-	-
v. The amount of interest accrued during the year and remaining unpaid.	71.83	80.71
vi. The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006.	-	-

Trade payables Ageing Schedule

As at 31 March 2024	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	96.64	139.39	25.60	15.97	277.60
Total outstanding dues of creditors other than micro enterprises and small enterprises	3,937.20	4,076.42	661.63	1,290.42	9,965.67
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	<u>4,033.84</u>	<u>4,215.81</u>	<u>687.23</u>	<u>1,306.39</u>	<u>10,243.27</u>

Trade payables Ageing Schedule

As at 31 March 2023	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	298.04	148.03	47.22	42.41	535.70
Total outstanding dues of creditors other than micro enterprises and small enterprises	9,842.67	3,281.55	463.50	1,224.93	14,812.65
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	<u>10,140.71</u>	<u>3,429.58</u>	<u>510.72</u>	<u>1,267.34</u>	<u>15,348.35</u>



20 Other financial liabilities

Current

	March 31, 2024	March 31, 2023
Society Maintenance deposits	437.70	1,100.11
Security deposits	2.10	0.90
Employee benefits payable	-	17.25
Liability towards Current account balance in subsidiary (refer note 36)	2,868.08	-
	3,307.88	1,118.26

21 Provisions

a Non-current

Provision for employee benefits
Gratuity (refer note 39)

	March 31, 2024	March 31, 2023
	376.58	306.70
	376.58	306.70

b Current

Provision for employee benefits
Gratuity (refer note 39)
Leave benefits

	20.92	16.63
	122.50	84.07

Other provisions (refer notes below)
Provision for claims (refer note 38 (b)(ii))

	207.27	207.27
	350.69	307.97

Notes:

1) Nature of provision

Provision for claims

Represents provision towards compensation payable to customers for delays in completion of certain real estate projects.

Movement in provision:

	March 31, 2024	March 31, 2023
Opening balance	207.27	418.00
Additions/(reversal)	-	(210.73)
Closing balance	207.27	207.27

22 Other current liabilities

Deferred revenue
Statutory dues payable
Liability under joint development arrangement*
Liability towards Corporate Social Responsibility

	99,815.19	96,077.27
	335.30	366.50
	27,598.87	18,006.52
	12.18	4.31

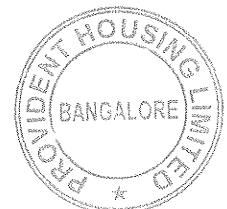
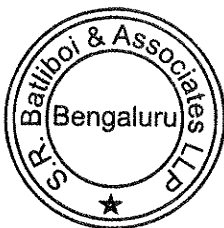
1,27,761.54 **1,14,454.60**

*Includes amount payable to landowners where the Company has entered into joint development arrangements with landowners for joint development of properties on land in lieu of which, the Company has agreed to transfer certain percentage of constructed area/ revenue proceeds, net of revenue recognised

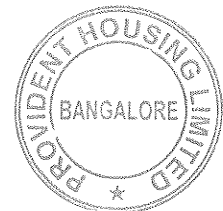
23 Current tax liabilities (net)

Provision for income tax (net of advance tax)

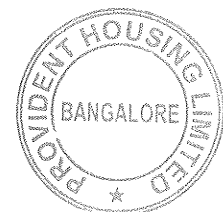
	-	67.05
	-	67.05



	March 31, 2024	March 31, 2023
24 Revenue from operations		
Revenue from contracts with customers	46,925.90	30,773.63
Revenue from real estate development (refer note 41)	46,925.90	30,773.63
Other operating revenues		
Income on cancellation of joint development arrangement	214.45	1,807.23
Share of profit / (loss) in limited liability partnerships	(704.88)	-
Others	199.10	79.06
	(B) (291.33)	1,886.29
	(A)	30,773.63
	(A)+(B)	32,659.92
25 Other income		
Interest on financial assets:		
Bank deposits	106.67	43.91
Security deposits	813.28	758.62
Loan to related parties	604.34	62.28
Income tax refund	12.95	-
Others	189.82	112.27
Development management fee	513.49	1,003.80
Provisions/liabilities written back	567.42	2,947.66
Profit on sale of Property, plant and equipment	-	7.63
Gain on acquisition of control on joint venture (refer note 6)	2,428.71	-
Miscellaneous income	376.49	490.74
	5,613.17	5,426.91
26 (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress		
Inventories at the beginning of the year	March 31, 2024	March 31, 2023
Land stock	6,578.80	10,799.07
Work-in-progress	1,43,415.55	1,10,503.98
Stock of flats	10,548.87	23,412.02
Less: De-recognition of inventory (land stock) upon cancellation of joint development arrangement	-	(3,568.33)
Inventories at the end of the year		
Land stock	(6,578.80)	(6,578.80)
Work-in-progress	(1,45,477.84)	(1,43,415.55)
Stock of flats	(20,770.93)	(10,548.87)
	(12,284.35)	(19,396.48)



	March 31, 2024	March 31, 2023
27 Employee benefits expense		
Salaries, wages and bonus	4,620.26	3,571.46
Contribution to provident fund and other funds	44.33	29.00
Staff welfare	59.23	38.10
Employee share based payment expense (refer note 47)	58.29	-
	<u>4,782.11</u>	<u>3,638.56</u>
28 Finance costs		
Interest on financial liabilities		
- Borrowings*	8,128.56	6,482.18
- Others	40.42	117.77
Bank charges	39.50	87.21
Interest on lease liabilities (note 37)	80.09	73.37
	<u>8,288.57</u>	<u>6,760.53</u>
*Gross of interest of Rs.7,993.17 lakhs (March 31, 2023: Rs. 6,470.25 lakhs) inventorised to qualifying work in progress. The rate used to determine the amount of borrowing costs eligible for capitalisation is the effective interest rate of the underlying borrowings which is in the range of 9% to 17%		
29 Depreciation and amortization expense		
Depreciation of property, plant and equipment (refer note 3)	68.86	37.85
Amortization of intangible assets (refer note 5)	10.55	4.27
Depreciation of Right-of-use assets (note 37)	176.84	136.85
	<u>256.25</u>	<u>178.97</u>
30 Other expenses		
Travel and conveyance	340.57	261.22
Repairs and maintenance		
- others	896.60	879.73
Legal and professional (refer note below)	3,293.19	1,654.76
Rent (refer note 37)	30.54	89.12
Rates and taxes	1,219.20	853.42
Security	153.34	124.05
Communication costs	74.36	59.55
Printing and stationery	20.96	26.72
Advertising and sales promotion	1,757.01	1,844.19
Brokerage costs	644.01	485.64
Corporate social responsibility expenses (refer note below)	48.11	13.06
Miscellaneous expenses	88.47	454.15
	<u>8,566.36</u>	<u>6,745.61</u>
Notes:		
A. Payment to auditor [included in legal and professional charges]		
As auditor:		
Audit fee	35.50	33.00
Reimbursement of expenses	2.45	2.00
	<u>37.95</u>	<u>35.00</u>



B. Details of CSR expenditure:

- (a) Gross amount required to be spent during the year
(b) Amount approved by the Board to be spent during the year
(c) Amount spent during the year ending on March 31, 2024

March 31, 2024	March 31, 2023
48.11	13.06
48.11	13.06

- (i) Construction/acquisition of any asset
(ii) On purposes other than (i) above

Amount spent	Amount yet to be spent	Total
35.93	12.18	48.11
35.93	12.18	48.11

- (d) Amount spent during the year ending on March 31, 2023

- (i) Construction/acquisition of any asset
(ii) On purposes other than (i) above

Amount spent	Amount yet to be spent	Total
8.75	4.31	13.06
8.75	4.31	13.06

- (e) Details related to spent / unspent obligations:

- (i) Contribution to Public Trust
(ii) Contribution to Charitable Trust
(iii) Spent on identified projects
(iii) Unspent money in relation to :
Ongoing project
Other than ongoing project

March 31, 2024	March 31, 2023
-	-
-	-
35.93	8.75
12.18	4.31
-	-
48.11	13.06

- (f) Details of ongoing project:

Opening Balance:

- i) With Company
ii) In Separate CSR Unspent A/c

Amount required to be spent during the year

Amount spent during the year:

- i) From Company's bank A/c
ii) From Separate CSR Unspent A/c

Closing Balance:

- i) With Company
ii) In Separate CSR Unspent A/c

-	-	-
4.31	20.98	-
48.11	13.06	-
-	-	-
35.93	8.75	-
12.18	20.98	-
-	-	-
12.18	4.31	-

Notes:

- a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act.
b) All amounts that are unspent under section (5) of section 135 of the Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the Act.



31 Exceptional items	March 31, 2024	March 31, 2023
Interest receivable written off	-	3,929.27
	<u>-</u>	<u>3,929.27</u>

The Company, the holding company and a joint venture company had entered into a debenture investment agreement with a third party investor for development of a real estate project. The Company and the Investor (collectively, the debenture holders) had subscribed to debentures aggregating to Rs.190 crores. Further, the joint venture company, basis the evaluation of the terms of such agreement and the projected project surplus, had accounted for interest obligation and accordingly the Company had accrued interest income.

Upon revision in project plan and projected remaining surplus thereon as approved by the Board of Directors of the joint venture company, the joint venture company reassessed the projected remaining surplus (present value) and considering that the projected remaining surplus is sufficient to only pay the principal amount of debentures, the joint venture company has written back the accumulated interest payable on debentures of Rs.236 crores during the year ended March 31, 2023.

Consequently, the Company has written off the accumulated interest receivable of Rs.39.29 crores on such debentures during the year ended March 31, 2023 and disclosed the same as exceptional item above.

32 Income tax	March 31, 2024	March 31, 2023
The major components of income tax expense for the years ended March 31, 2024 and March 31, 2023 are:		

Statement of profit and loss:

Profit or loss section:

Current tax:

Current income tax charge

445.62	27.37
--------	-------

Deferred tax:

Relating to origination/ reversal of temporary differences

> Decrease/(increase) in deferred tax assets

850.79	1,148.49
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> (Decrease)/increase in deferred tax liabilities

716.94	(718.22)
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<u>1,567.73</u>	<u>430.27</u>
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Income tax expense reported in the statement of profit and loss

<u>2,013.35</u>	<u>457.64</u>
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OCI section:

Deferred tax related to items recognised in OCI during the year:

Income tax charge/(credit) relating to re-measurement gains/losses on defined benefit plans

(5.93)	(0.21)
--------	--------

Income tax charged to OCI

<u>(5.93)</u>	<u>(0.21)</u>
---------------	---------------

Reconciliation of tax expense and the accounting profit/(loss) multiplied by India's tax rate

Accounting profit/(loss) before income tax	4,968.38	1,275.71
Effective tax rate in India	34.94%	34.94%
Tax on accounting profit/(loss) at statutory income tax rate	1,736.15	445.78
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Effect of share of loss from partnership entities	246.21	-
Effect of non-deductible expenses	30.94	4.56
Effect of deemed rental income	-	7.09
Others	(0.05)	0.21
Income tax expense	<u>2,013.35</u>	<u>457.64</u>

The Taxation Laws (Amendment) Ordinance, 2019 ('the Ordinance') provides an option to domestic companies to pay income-tax at a lower rate of 25.17% instead of the normal rate of 34.94%, if it opts for not availing of certain specified exemptions or incentives. The Company has made an assessment of the impact of the Ordinance and has decided to not opt for the lower tax rate of 25.17%. Consequently, the Company has continued to measure the current and deferred taxes at the normal rate of 34.94%.



33 Fair value measurements

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

The following methods and assumptions were used to estimate the fair values:

> The management assessed the fair values of the unquoted debt instruments using a DCF model. The valuation requires management to make certain assumptions about the model inputs, including forecast cash flows, discount rate, credit risk and volatility. The probabilities of the various estimates within the range can be reasonably assessed and are used in management's estimate of fair value for these unquoted instruments.

> The management assessed that the carrying values of cash and bank balances, trade receivables, trade payables, and other financial assets and liabilities approximate their fair values largely due to their short-term maturities.

> The management assessed that the carrying values of bank deposits, borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

These financial assets and financial liabilities as summarised below are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the year.

Break-up of financial assets carried at fair value through profit or loss ('FVTPL') with movement

	March 31, 2024	March 31, 2023
Investment in unquoted debt instruments		
Opening balance	4,737.50	8,666.77
Redemption of debentures	(1,065.94)	-
Interest receivable written off (also refer note 31)	-	(3,929.27)
Closing balance	<u>3,671.56</u>	<u>4,737.50</u>

Break up of financial assets measured at amortized cost

	Notes	March 31, 2024	March 31, 2023
Loans	7b	1,739.22	4,112.27
Trade receivables	13	8,398.82	10,626.82
Cash and cash equivalents	14	9,598.04	5,115.83
Bank balances other than cash and cash equivalents	15	1,524.21	-
Other financial assets	8	16,794.24	14,670.15
		<u>38,054.53</u>	<u>34,525.07</u>

Break up of financial liabilities measured at amortized cost

	Notes	March 31, 2024	March 31, 2023
Non-current borrowings	18a	1,563.35	75.63
Current borrowings	18b	61,247.97	61,227.29
Lease liabilities	37	672.28	826.01
Trade payable	19	10,243.27	15,348.35
Other financial liabilities	20	3,307.88	1,118.26
		<u>77,034.75</u>	<u>78,595.54</u>

34 Financial risk management

The Company's principal financial liabilities, comprise borrowings, trade payables, lease liabilities and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade receivables, cash and bank balances and other receivables that derive directly from its operations.

The Company's activities expose it to market risk, liquidity risk and credit risk.

The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

a. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.

Credit risk management

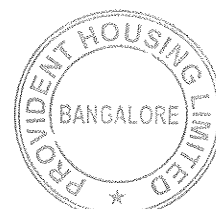
Other financial assets like bank deposits and other receivables are mostly with banks and hence, the Company does not expect any credit risk with respect to these financial assets.

With respect to trade receivables/unbilled revenue, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. For trade receivables and contract assets, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The recoverability of trade receivables is considered good as the handover/possession of residential units to the customers in case of real estate arrangements is not processed till the time the Company collects the entire receivables. Accordingly, the Company does not have any loss allowance based on historical life time credit loss experience and forward looking factor as detailed above.

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.



Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities.

March 31, 2024	On demand	Less than 1 year	1 year to 4 years	4 years and above	Total
Financial liabilities - non-current					
Borrowings*	-	-	-	2,094.30	2,094.30
Lease liabilities	-	-	565.38	-	565.38
Financial liabilities - current					
Borrowings*	5,633.55	25,910.83	50,397.92	-	81,942.30
Trade payables	-	10,243.27	-	-	10,243.27
Lease liabilities	-	244.55	-	-	244.55
Other financial liabilities	-	3,307.88	-	-	3,307.88
March 31, 2023					
Financial liabilities - non-current					
Borrowings*	-	-	75.63	-	75.63
Lease liabilities	-	-	809.93	-	809.93
Financial liabilities - current					
Borrowings*	-	22,776.15	50,851.47	-	73,627.62
Trade payables	-	15,348.35	-	-	15,348.35
Lease liabilities	-	239.27	-	-	239.27
Other financial liabilities	-	1,118.26	-	-	1,118.26

* including interest expected to be paid over the balance maturity period

c. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk, interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2024 and March 31, 2023. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2024 and March 31, 2023.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in interest rate. The entity's exposure to the risk of changes in interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars

	March 31, 2024	March 31, 2023
Interest rates – increase by 50 basis points (50 bps)	310.29	269.17
Interest rates – decrease by 50 basis points (50 bps)	(310.29)	(269.17)

Note: The above impact is gross of interest to be inventorised to qualifying assets.

35 Capital Management

The Company's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

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

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

Particulars

	March 31, 2024	March 31, 2023
Non-current borrowings	1,563.35	75.63
Current borrowings	61,247.97	61,227.29
Less: Cash and cash equivalents	(9,598.04)	(5,115.83)
Less: Bank balances other than cash and cash equivalents	(1,524.21)	-
Net debt	51,689.07	56,187.09
Total equity	27,590.92	24,588.64
Gearing ratio	1.87	2.29

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.



36 Related party transactions

(1) Names of related parties and nature of relationship with the Company

- (i) Party where control exists
Puravankara Limited - Holding Company
- (ii) Subsidiaries
Provident Merya Private Limited
Provident Cedar Private Limited
D.V. Infrahomes Private Limited
Varishtha Properties Developers Private Limited
Purva Sapphire Land Private Limited
Purva Good Earth Properties Private Limited (w.e.f March, 28 2024)
Pune BLR 99 Developers LLP (w.e.f. May 9, 2023)
Provident White Oaks LLP (White Oaks partnership firm converted as Provident White Oaks LLP w.e.f August 22, 2022)

- (iii) Fellow Subsidiaries
Starworth Infrastructure & Construction Limited
IBID Home Private Limited
T-Hills Private Limited
Devas Global Services LLP
Purvacom
Melmont Construction Private Limited
Purva Realities Private Limited
Purva Star Properties Private Limited
Propriat Technologies Limited
Purva Woodworks Private Limited
Purva Property Services Private Limited

(iv) Key Management Personnel ('KMP')

- a. Directors
Mr. Ashish R Puravankara
Mr. Nani R Choksey
Mr. Anup Shah Sanmukh
Ms. Amanda Joy Puravankara
- b. Other Officers
Mr Mallanna Sasalu (Chief Executive Officer) (w.e.f 30 th August 2023)

(v) Entities controlled/significantly influenced by key management personnel ('Other related party')

- Handman Services Limited
Puravankara Investments
Pune Projects LLP
- (vi) Joint venture
Purva Good Earth Properties Private Limited (upto March 28, 2024)



36 (2) The transactions with related parties for the year are as follows:

Particulars	Year ended March 31, 2024				Year ended March 31, 2023							
	Holding Company	Fellow Subsidiary	Subsidiary	Joint Venture	Other Related Party	Key Management Personnel	Holding Company	Fellow Subsidiary	Subsidiary	Joint Venture	Other Related Party	Key Management Personnel
Loans received from Puravankara Limited	12,360.55	-	-	-	-	-	6,888.94	-	-	-	-	-
Stanworth Infrastructure & Construction Limited	-	1,500.00	2,533.70	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	-	-	-	-	-	-	-	-	-	-
Loans repaid to Puravankara Limited	6,823.93	1,500.00	-	-	-	-	10,767.96	-	-	-	-	-
Stanworth Infrastructure & Construction Limited	-	-	2,533.70	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	-	-	-	-	-	-	-	-	-	-
Provision written back Stanworth Infrastructure & Construction Limited	-	508.61	-	-	-	-	-	-	645.92	-	-	-
Propmart Technologies Limited	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income on loans D V Infrahomes Private Limited	-	-	-	-	-	-	21.70	-	22.49	-	-	-
Puravankara Limited	-	-	-	-	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	548.17	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	56.17	-	-	-	-	-	18.09	-	-	-
Interest Income on investment in debentures Purva Good Earth Properties Private Limited [net of provision made towards doubtful interest Rs. 438.15 lakhs (March 31, 2023: Rs. 993.13 lakhs)]	-	-	-	-	-	-	-	-	-	-	-	-
Loans given to Puravankara Limited	-	-	-	-	-	-	2,000.00	-	-	480.92	-	-
D V Infrahomes Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	419.41	-	-	-	-	-	5.03	-	-
Provident Myria Private Limited	-	-	777.24	-	-	-	-	-	-	79.76	-	-
Provident Cedar Private Limited	-	-	476.42	-	-	-	-	-	-	4.73	-	-
Varishtha Properties Developers Private Limited	-	-	25.69	-	-	-	-	-	3.00	-	-	-
Purva Sapphire Land Private Limited	-	-	29.80	-	-	-	-	-	3.06	-	-	-
Provident White Oaks LLP	-	-	1,407.28	-	-	-	-	-	-	549.19	-	-
Loans repaid by Puravankara Limited	2,021.70	-	-	-	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	1,695.61	-	-	-	-	-	200.03	-	-
Propmart Technologies Limited	-	-	-	-	-	-	-	-	-	-	-	-
Provident Cedar Private Limited	-	-	363.13	-	-	-	-	-	3,519.47	-	-	-
Provident White Oaks LLP	-	-	2,030.73	-	-	-	-	-	-	-	-	-
D V Infrahomes Private Limited	-	-	2.26	-	-	-	-	-	-	-	-	-
Sub-contractor cost Stanworth Infrastructure & Construction Limited	-	5,167.04	-	-	-	-	-	-	5,811.10	-	-	-
Security and maintenance Handiman Services Limited	-	-	-	-	43.19	-	-	-	-	-	25.77	-
Rental Expense Puravankara Limited	-	-	-	-	-	-	28.11	-	-	-	-	-
Management fee income T-Hills Private Limited	-	-	-	-	-	-	-	-	585.22	-	-	-
Purva Realities Private Limited	-	513.49	-	-	-	-	-	-	418.58	-	-	-



36 (2) The transactions with related parties for the year are as follows (continued):

Particulars	Year ended March 31, 2024					Year ended March 31, 2023						
	Holding Company	Fellow Subsidiary	Subsidiary	Joint Venture	Other Related Party	Key Management Personnel	Holding Company	Fellow Subsidiary	Subsidiary	Joint Venture	Other Related Party	Key Management Personnel
Drawings from subsidiary	-	-	3,500.00	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	704.88	-	-	-	-	-	-	-	-	-
Share of Loss on LLP	-	-	-	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	-	-	-	-	-	-	-	-	-	-
Interest receivable written off (also refer Note 31)	-	-	-	-	-	-	-	-	3,927.27	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Advance paid to	-	2,878.07	-	-	-	-	-	66.04	-	-	-	-
Stanworth Infrastructure & Construction Limited	-	11.45	-	-	-	-	-	-	-	-	-	-
Purva Woodworks Private Limited	-	-	-	2,428.71	-	-	-	-	-	-	-	-
Gain on acquisition of control on joint venture (refer note 5)	-	-	-	2,429.71	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Security by way of pledge of shares	-	-	-	-	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Investments made	-	-	-	-	-	-	-	-	-	1.00	-	-
Varishtha Properties Developers Private Limited	-	-	-	-	-	-	-	-	-	1.00	-	-
Purva Sapphire Land Private Limited	-	-	0.68	-	-	-	-	-	-	-	-	-
Pune BLR 99 Developers LLP	-	-	-	-	-	-	-	-	-	-	-	-
Reduction in Investment	-	-	1,336.79	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	-	-	-	-	-	-	-	-	-	-
Redemption of investment in debenture	-	-	-	1,065.94	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Security given by pledge of inventory by related parties closed	2,000.00	-	-	-	-	-	-	-	-	-	-	-
Puravankara Limited	-	-	-	-	-	-	-	-	-	-	-	-
Guarantees availed and closed during the year	-	-	-	-	-	-	18,630.00	-	-	-	-	-
Puravankara Limited	-	-	-	-	-	-	-	-	-	-	-	-
Guarantees availed during the year	35,800.00	-	-	-	-	-	25,100.00	-	-	-	-	-
Puravankara Limited	-	-	-	-	-	-	-	-	-	-	-	-
Guarantees closed during the year	18,000.00	-	-	-	-	-	-	-	-	-	-	-
Puravankara Limited	-	-	-	-	-	-	-	-	-	-	-	-
Sitting fees	-	-	-	-	-	-	-	-	-	-	-	-
Anup S Shah	-	-	-	-	-	-	-	-	-	-	-	2.40
Remuneration - short term employee benefits (Employee benefits expense) *	-	-	-	-	-	-	-	-	-	-	-	83.43
Amanda Puravankara	-	-	-	-	-	-	-	-	-	-	-	-
Mallanna Sasalu	-	-	-	-	-	-	-	-	-	-	-	-
Mallanna Sasalu	-	-	-	-	-	-	-	-	-	-	-	-
Share based payment expenses (refer note 6)	-	-	-	-	-	-	-	-	-	-	-	-
Mallanna Sasalu	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	44.52

* As the future liability for gratuity and leave benefits is provided on an actuarial basis for the company as a whole, the amount pertaining to individual is not ascertainable and therefore not included above.
Note: Guarantees details are presented based on sanction limit



36 (3) The related parties balances as at the year-end are as follows (continued):

Particulars	Year ended March 31, 2024				Year ended March 31, 2023							
	Holding Company	Fellow Subsidiary	Subsidiary	Joint Venture	Other Related Party	Key Management Personnel	Holding Company	Fellow Subsidiary	Subsidiary	Joint Venture	Other Related Party	Key Management Personnel
Loans taken												
Puravankara Limited	5,536.62	-	-	-	-	-	-	-	-	-	-	-
Stanworth Infrastructure & Construc	-	96.93	-	-	-	-	-	-	-	-	-	-
Loans given												
Puravankara Limited	-	-	-	-	-	-	-	-	-	728.02	-	-
Purva Good Earth Properties Private Limited	-	-	118.51	-	-	-	-	-	-	5.23	-	-
Provident Cedar Private Limited	-	-	857.50	-	-	-	-	-	-	80.26	-	-
Provident Merya Private Limited	-	-	701.72	-	-	-	-	-	-	703.72	-	-
D.V. Infrahomes Private Limited	-	-	28.69	-	-	-	-	-	-	-	-	-
Varishtha Properties Developers Private Limited	-	-	32.80	-	-	-	-	-	-	-	-	-
Purva Sapphire Land Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	-	-	-	-	-	-	-	-	567.28	-	-
Advances to suppliers												
Stanworth Infrastructure & Construction Limited	-	927.47	-	-	-	-	-	-	-	1,642.45	-	-
Propmart Technologies Limited	-	11.45	-	-	-	-	-	-	-	1.29	-	-
Purva Woodworks Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Due to related parties												
Stanworth Infrastructure & Construction Limited	-	1,413.42	-	-	6.62	-	-	-	-	2,088.70	45.43	-
Handman Services Limited	-	-	-	-	-	-	-	-	-	-	-	-
Puravankara Limited	707.81	-	-	-	-	-	-	-	-	1.50	-	-
Propmart Technologies Limited	-	-	-	-	-	-	-	-	-	-	-	-
Puravankara Investments	-	-	18.91	-	-	-	-	-	-	-	-	-
Provident White Oaks LLP	-	31.45	-	-	-	-	-	-	-	-	-	-
Purva Woodworks Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Due from related parties												
Puravankara Limited	-	64.92	-	-	-	-	-	-	-	10.99	-	-
Propmart Technologies Limited	-	-	2.64	-	-	-	-	-	-	2.64	-	-
D.V. Infrahomes Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Pune Projects LLP	-	-	9.23	-	-	-	-	-	-	8.54	-	-
Provident Cedar Private Limited	-	-	9.23	-	-	-	-	-	-	15.50	-	-
Purva Realities Private Limited	-	44.13	-	-	-	-	-	-	-	56.94	-	-
T-Hills Private Limited	-	5.63	-	-	-	-	-	-	-	10.34	-	-
Stanworth Infrastructure & Construction Limited	-	-	-	-	-	-	-	-	-	0.84	-	-
Varishtha Properties Developers Private Limited	-	-	-	-	-	-	-	-	-	0.85	-	-
Purva Sapphire Land Private Limited	-	-	-	39.44	-	-	-	-	-	-	-	-
Purva Good Earth Properties Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Meimont Construction Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
IBID Home Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Investments in debtentures												
Purva Good Earth Properties Private Limited	-	-	-	3,671.56	-	-	-	-	-	-	-	-
Security given by pledge of inventory by												
Puravankara Limited	-	-	-	-	-	-	-	-	-	-	-	-
Guarantees given by												
Puravankara Limited	1,31,755.00	-	-	-	-	-	-	-	-	-	-	-

- (4) Other information:
- Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.
 - In respect of the transactions with the related parties, the Company has complied with the provisions of Section 177 and 188 of the Companies Act, 2013, where applicable, and the details have been disclosed above, as required by the applicable accounting standards.
 - The Company has given loans to related parties and has provided guarantees on behalf of related parties for loans taken by them from third parties. Such loans are intended to be used by the related parties to fund their business operations.
 - The Company is committed to provide financial support to some of its investee entities to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.
 - The managerial remuneration for the year ended March 31, 2024 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act.
 - The share based payment expense represents recognised as per Ind AS 102. The value of perquisite in this regard under Income Tax Act 1961 is Nil as no option has been exercised during the year.
 - Also refer note 31 and 38 (a)(iv)



37 Leases

Company as a lessee:

The Company has entered into a non cancellation lease arrangement for buildings for 3 to 6 years. The Company also has certain leases of building with lease terms upto 12 months. The Company has applied the 'short-term lease' recognition exemptions for these leases and the Company does not have "lease of low value assets".

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

	March 31, 2024	March 31, 2023
Opening Balance	749.52	494.74
Additions	-	391.63
Depreciation expense	(176.84)	(136.85)
Closing balance	572.68	749.52

Note: Also refer note 03

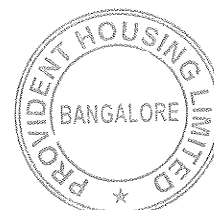
Set out below are the carrying amounts of lease liabilities and the movements during the period:

	March 31, 2024	March 31, 2023
Opening Balance	826.01	545.07
Additions	-	391.63
Accretion of interest	80.09	73.37
Payments	(233.82)	(184.06)
Closing balance	672.28	826.01
Current	181.11	158.46
Non-current	491.17	667.55

Note: Also refer note 14(b)

The following are the amounts recognised in profit or loss:

	March 31, 2024	March 31, 2023
Depreciation expense of right-of-use assets	176.84	136.85
Interest expense on lease liabilities	80.09	73.37
Expense relating to short-term leases (included in other expenses)	30.54	89.12
Total amount recognised in profit or loss	287.47	299.34



38 Commitments and contingencies

a. Commitments

(i) As at March 31, 2024, the Company has contracts remaining to be executed on capital account that were not provided for is Rs Nil (March 31, 2023 - Rs. Nil).

(ii) As at March 31, 2024, the Company has given Rs.10,314.34 lakhs (March 31, 2023: Rs. 12,676.56 lakhs) as advances/deposits for purchase of land/ joint development. Under the agreements executed with the land owners, the Company is required to make further payments and/or give share in area/ revenue from such development in exchange of undivided share in land based on the agreed terms/ milestones.

(iii) The Company is committed to provide financial support to some of its investee entities to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.

(iv) The Company, the holding company and a joint venture company had entered into a debenture investment agreement with a third party Investor for development of a real estate project. The company and the Investor (collectively, the debenture holders) had subscribed to debentures aggregating to Rs.190 crores. The company basis the evaluation of the terms of such agreement and the projected project surplus, had accounted for interest income.

Upon revision in project plan and projected remaining surplus thereon as approved by the Board of Directors of the joint venture company, the joint venture company reassessed the projected remaining surplus (present value) and the projected remaining surplus is sufficient to only pay the principal amount of debentures

During the year ended March 31, 2024, the board of directors of PGEPL approved the complete redemption of these debentures. Accordingly, PGEPL has fully redeemed the Class B optionally convertible debentures issued to third party on March 28, 2024 and Class A debentures issued to the Company on April 06, 2024 at face value.

b. Contingent liabilities

	March 31, 2024	March 31, 2023
i) Claims against the company not acknowledged as debts towards pending tax litigations		
- Value added tax	11.14	11.14
- Service tax	4,895.42	4,895.42
- Income tax	878.70	878.70
Goods and service Tax	3,464.12	700.00

ii) The Company is carrying provision of Rs 207.27 lakhs (March 31, 2023: Rs. 207.27 lakhs) towards compensation payable to its customers for delays in completion of certain RERA-registered real estate projects. After considering the circumstances and evaluation thereon, the management believes that these delays will not have any further impact on these financial statements.

(iii) Ongoing legal proceedings related to property, income tax search and other matters

(a) The Company is subject to ongoing legal proceedings for certain properties, wherein the Company has outstanding of deposits of Rs 5,050 lakhs (March 31,2023 : Rs.5,050 lakhs). Further, the Company has recoverable from the parties of Rs. 1,300 lakhs (March 31,2023 : Rs. 600 lakhs), claims from minority shareholders of the subsidiary of Rs 3,500 lakhs (including value of investments of Rs.180 lakhs and loans of Rs.704 lakhs to the subsidiary) (March 31, 2023: Rs 3,500 lakhs); and claims from government authorities of Rs 550 lakhs (March 31, 2023: Rs.550 lakhs), which are subject to ongoing legal proceedings. Pending resolution of the aforesaid litigations, no provision has been made towards any claims and the underlying recoverable and deposits are classified as good and recoverable in these financial statements based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

(b) A search under section 132 of the Income Tax Act ('the Act') commenced on October 4, 2023 and the proceedings were closed on October 8, 2023 in case of the Company, certain group companies and its promoters. Pursuant to the communications received from the Income tax authorities by the Company, requisite information has been provided to the authorities. As on the date of the financial statements, the Company, such group companies and its promoters have not received any demand or show cause notice from the authorities pursuant to such search proceedings. The Company's management has confirmed that the Company has complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

iv) The Company is also subject to certain legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for commercial development or land parcels held for construction purposes, either through joint development arrangements or through outright purchases, the impact of which is not quantifiable. These cases are pending with various courts and are scheduled for hearings. After considering the circumstances and legal evaluation thereon, the management believes that these cases will not have an adverse effect on the financial statements.

v) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

Note: The Company does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

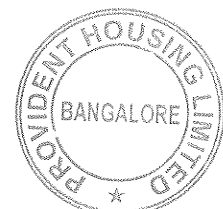


39 Defined benefit plan - Gratuity

The Company has gratuity as defined benefit retirement plan for its employees. The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity at the rate of 15 days basic salary for each year of service until the retirement age. The plan is unfunded.

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

	March 31, 2024	March 31, 2023			
i. The amounts recognized in the Balance Sheet are as follows:					
Present value of the obligation as at the end of the year	397.50	323.33			
Net liability recognized in the Balance Sheet	<u>397.50</u>	<u>323.33</u>			
Non-current	376.58	306.70			
Current	20.92	16.63			
ii. Changes in the present value of defined benefit obligation					
Defined benefit obligation as at beginning of the year	323.33	245.02			
Service cost	91.56	65.81			
Interest cost	24.14	17.49			
Actuarial losses/(gains) arising from					
- change in financial assumptions	12.08	25.35			
- experience variance (i.e. Actual experiences assumptions)	4.89	(24.76)			
Benefits paid	(29.32)	(4.45)			
Others	(29.17)	(1.13)			
Defined benefit obligation as at the end of the year	<u>397.50</u>	<u>323.33</u>			
Discount rate	7.15%	7.45%			
Further Salary increase	7.00%	7.00%			
Attrition rate	6.00%	6.00%			
iii. Net gratuity cost for the year comprises of following components.					
	March 31, 2024	March 31, 2023			
Service cost	91.56	65.81			
Interest cost	24.14	17.49			
Defined benefit costs recognized in Statement of Profit and Loss	<u>115.70</u>	<u>83.31</u>			
iv. Other Comprehensive Income					
	March 31, 2024	March 31, 2023			
Change in demographic assumptions	-	-			
Change in financial assumptions	12.08	25.35			
Experience variance (i.e. Actual experience vs assumptions)	4.89	(24.76)			
Defined benefit costs recognized in other comprehensive income	<u>16.97</u>	<u>0.59</u>			
v. Experience adjustments					
	March 31, 2024	March 31, 2023	March 31, 2022	March 31, 2021	March 31, 2020
Defined benefit obligation as at the end of the year	397.50	323.33	245.02	238.09	180.61
Experience adjustments on plan liabilities	4.89	(24.76)	(15.63)	12.00	(13.14)



vi. Sensitivity Analysis

A quantitative sensitivity analysis for significant assumption for Gratuity plan is as shown below:

	March 31, 2024		March 31, 2023	
Assumptions	Discount Rate		Discount Rate	
Sensitivity Level	(1.00%)	1.00%	(1.00%)	1.00%
Impact on defined benefit obligation (Rs. lakhs)	44.81	(38.22)	35.41	(30.31)
% change compared to base due to sensitivity	11.27%	-9.62%	10.95%	-9.37%
Assumptions	Further Salary Increase		Further Salary Increase	
Sensitivity Level	(1.00%)	1.00%	(1.00%)	1.00%
Impact on defined benefit obligation (Rs. lakhs)	(38.66)	44.50	(30.69)	35.22
% change compared to base due to sensitivity	-9.73%	11.19%	-9.49%	10.89%
Assumptions	Attrition Rate		Attrition Rate	
Sensitivity Level	-1.00%	1.00%	-1.00%	1.00%
Impact on defined benefit obligation (Rs. lakhs)	5.70	(5.81)	1.47	(2.51)
% change compared to base due to sensitivity	1.43%	-1.46%	0.45%	-0.78%

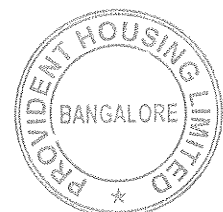
Sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. There are no changes from the previous period in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

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

vii. Effect of Plan on Entity's Future Cash Flows

	March 31, 2024	March 31, 2023
Maturity profile of the defined benefit obligation		
Upto 1 year	20.92	16.63
More than 1 year and upto 5 years	118.67	102.52
More than 5 years	850.40	702.50
Total expected payments (on undiscounted basis)	989.99	821.65

The average duration of the defined benefit plan obligation at the end of the reporting period is 9 years (31 March 2023: 9 years).



40 Financial Ratios

a Ratio Current ratio
 Numerator Current Assets
 Denominator Current Liabilities

Ratios/Measures	March 31, 2024	March 31, 2023
Current Assets (A)	2,07,836.88	1,92,586.26
Current Liabilities (B)	2,03,092.46	1,92,661.98
Current Ratio (C) = (A) / (B)	1.02	1.00
% of change from previous year	2.39%	

b Ratio Debt Equity ratio
 Numerator Total Debt
 Denominator Shareholder's Equity

Ratios/Measures	March 31, 2024	March 31, 2023
Total Debt (A)	62,811.32	61,302.92
Shareholder's Equity (B)	27,590.92	24,588.64
Debt Equity ratio (C) = (A) / (B)	2.28	2.49
% of change from previous year	-8.69%	

c Ratio Debt Service Coverage ratio
 Numerator Earnings available for debt service
 Denominator Debt service

Ratios/Measures	March 31, 2024	March 31, 2023
Profit (Loss) after tax (A)	2,955.03	818.07
Add: Non cash operating expenses and finance cost		
Depreciation expense (B)	256.25	178.97
Finance costs (C)	160.01	278.35
Earnings available for debt services (D) = (A)+(B)+(C)	3,371.29	1,275.39
Finance costs (E)	8,288.57	6,760.53
Repayment of borrowings (F)	39,932.35	28,270.28
Payment of lease liabilities (G)	233.81	184.06
Debt service (H) = (E) + (F) + (G)	48,454.73	35,214.87
Debt service coverage ratio (I) = (D) / (H)	0.07	0.04
% of change from previous year	92.11%	

The ratio has changed mainly due to increase in earnings during the current year compared to the previous year.

d Ratio Return on equity ratio
 Numerator Profit after tax
 Denominator Average shareholders' equity

Ratios/Measures	March 31, 2024	March 31, 2023
Profit (Loss) after tax (A)	2,955.03	818.07
Closing Shareholders Equity (B)	27,590.92	24,588.64
Average shareholder's equity [(Opening + Closing)/2] C	26,089.78	24,179.80
Return on equity ratio (D) = (A) / (C)	11.33%	3.38%
% of change from previous year	234.78%	

The ratio has changed mainly due to increase in current year profit compared to the previous year.

e Ratio Inventory Turnover ratio
 Numerator Cost of goods sold
 (Sub-contractor cost, Cost of materials consumed, purchase of land stock, change in inventories and finance cost)
 Denominator Average Inventory

Ratios/Measures	March 31, 2024	March 31, 2023
Cost of goods sold (A)	33,674.64	22,318.71
Closing Inventory (B)	1,72,909.24	1,60,543.22
Average Inventory [(opening + closing) /2] (B)	1,66,726.23	1,52,629.15
Inventory Turnover ratio (C) = (A) / (B)	0.20	0.15
% of change from previous year	38.12%	

The ratio has changed mainly due to increase in cost of goods sold during the current year compared to the previous year.



Ratio	Trade receivables turnover ratio		
Numerator	Revenue from operations		
Denominator	Average trade receivables		
Ratios/Measures		March 31, 2024	March 31, 2023
Revenue from operations (A)		46,634.57	32,659.92
Closing trade receivables (B)		8,398.82	10,626.82
Average Trade Receivables [(opening + closing) /2] (B)		9,512.82	9,128.16
Trade receivables turnover ratio (C) = (A) / (B)		4.90	3.58
% of change from previous year		37.01%	

The ratio has changed mainly due to increase in revenue from operations.

Ratio	Trade payable turnover ratio		
Numerator	Total purchases		
Denominator	(Sub-contractor cost, Cost of materials consumed, purchase of land stock)		
	Average trade payables		
Ratios/Measures		March 31, 2024	March 31, 2023
Total purchases (A)		25,386.07	15,558.18
Closing trade payables (B)		10,243.27	15,348.35
Average Trade Payables [(opening + closing) /2] (B)		12,795.81	14,827.37
Trade payables turnover ratio (C) = (A) / (B)		1.98	1.05
% of change from previous year		89.07%	

The ratio has changed mainly due to increase in operations and higher purchases there on in the current year

Ratio	Net capital turnover ratio		
Numerator	Revenue from operations		
Denominator	Working capital (Current Assets - Current Liabilities)		
Ratios/Measures		March 31, 2024	March 31, 2023
Revenue from operations (A)		46,634.57	32,659.92
Working Capital (B)		4,744.42	(95.72)
Net capital turnover ratio (C) = (A) / (B)		9.83	(341.20)
% of change from previous year		-102.88%	

The ratio has changed mainly due to increase in working capital in the current year.

Ratio	Net profit ratio		
Numerator	Profit after tax		
Denominator	Revenue from operations		
Ratios/Measures		March 31, 2024	March 31, 2023
Profit after tax (A)		2,955.03	818.07
Revenue from operations (B)		46,634.57	32,659.92
Net profit ratio (C) = (A) / (B)		6.34%	2.50%
% of change from previous year		152.98%	

The ratio has changed mainly due to increase in profit in the current year compared to the previous year

Ratio	Return on capital employed		
Numerator	Earning before interest and taxes		
Denominator	Capital Employed (Total equity, Total borrowings and Total lease liabilities)		
Ratios/Measures		March 31, 2024	March 31, 2023
Profit after tax (A)		2,955.03	818.07
Adjustments -			
Add: Tax expenses (B)		2,013.35	457.64
Add: Finance cost (C) (net of inventorisation)		160.01	278.35
Earnings before interest and tax (D) = (A) + (B) + (C)		5,128.39	1,554.06
Total Equity (E)		27,590.92	24,588.64
Lease liabilities (F)		672.28	826.01
Total borrowings (G)		62,811.32	61,302.92
Capital Employed (H) = (E) + (F) + (G)		91,074.52	86,717.57
Return on capital employed (I) = (D) / (H)		5.63%	1.79%
% of change from previous year		214%	

The ratio has changed mainly due to increase in profit in the current year compared to the previous year.

Notes :

Return on investment is not applicable to the Company.



41 Revenue from contracts with customers:

41.1 Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price.

	March 31, 2024	March 31, 2023
Revenue from real estate development		
Revenue recognised at a point in time	41,289.17	26,366.07
Revenue recognised over time	5,636.73	4,407.56
	<u>46,925.90</u>	<u>30,773.63</u>
Other operating revenues		
Revenue recognised at a point in time *	413.55	1,886.29
	<u>413.55</u>	<u>1,886.29</u>

* Excludes share of profit/(loss) in limited liability partnerships - Rs. (704.88) lakhs (March 31, 2023 - Rs. Nil)

41.2 Contract balances

	March 31, 2024	March 31, 2023
Trade receivables	8,398.82	10,626.82
Contract liabilities - deferred revenue	99,815.19	96,077.27

Trade receivables are generally on credit terms of upto 30 days. The decrease in trade receivables is primarily on account of increased collections from customers.

Contract liabilities represents transaction price allocated to unsatisfied performance obligations. The outstanding balances of these accounts have increased primarily on account of increase in billings for new projects.

Set out below is the amount of revenue recognised from:

Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	26,415.26	13,998.84
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41.3 Performance obligations

Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period

Revenue to be recognised at a point in time	1,43,871.27	1,17,673.11
Revenue to be recognised over time	27,598.87	18,006.52

The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

41.4 Assets recognised from the costs to obtain or fulfil a contract with a customer

Inventories		
- Work-in-progress*	69,028.87	68,627.72
- Stock of flats*	12,849.75	6,789.76
Prepaid expenses (represents brokerage costs pertaining to sale of real estate units)	3,041.32	2,250.57

*Represents work-in-progress and stock of flats towards existing customer contracts

42 Segmental information

The Company's business activities fall within a single reportable segment, i.e. real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in the financial statements.

The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Company are located in India.



March 31, 2024 March 31, 2023
Nil Nil

43 Unhedged foreign currency exposure

44 Other Statutory Information

- (i) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) The Company has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956

Name of the struck off Company	Nature of transactions with struck off company	Balance as at March 31, 2024 Rs. in lakhs	Balance as at March 31, 2023 Rs. in lakhs	Relationship with the Struck off company
Artigra Technologies Private Limited	Trade payable	0.25	0.25	Vendor
Craft Financial Advisors Private Limited	Trade payable	-	1.22	Vendor
Eagle Industries Limited	Trade payable	-	10.69	Vendor
M.R. Associates Private Limited	Trade payable	-	0.47	Vendor
M K Electricals Private Limited	Trade payable	-	46.88	Vendor
V R Associates Private Limited	Trade payable	-	0.18	Vendor
Keshav Enterprises Private Limited	Trade payable	-	1.97	Vendor

- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.
- (v) 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vi) No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (viii) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority or any other lender

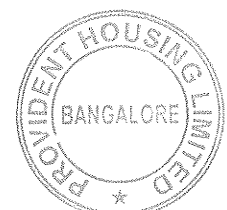
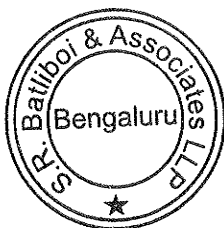
45 Earnings per share

March 31, 2024 March 31, 2023

Earnings per share has been computed as under:

(a) Profit for the year	2,955.03	818.07
b) Weighted average number of Ordinary shares outstanding	80.00	80.00
Basic and diluted EPS (a/b)	36.94	10.23

- 46 The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India. Further, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except that audit trail feature is not enabled for certain changes made, if any, using privileged/ administrative access rights to the SAP S/4 HANA application and the underlying database. Further no instance of audit trail feature being tampered with was noted in respect of the accounting software.
The management is taking steps to ensure that the books of account are maintained as required under the applicable statute.



47 Share Based Payments

Equity Settled Share Based Payment Transaction

Certain employees of the Company are covered under the group-wide share-based schemes of the Holding Company, wherein the Holding Company has the obligation to settle the share-based transaction with equity settled options. Further, there is no recharge arrangement between the Company and the Holding Company for the aforesaid share-based transactions. Accordingly, the Company has recognised the share based expense with a corresponding credit to "Other Equity" as deemed contribution from the holding company.

There are no cash settlement alternatives. The Company accounts for the options as an equity-settled plan.

Vesting Schedule

The vesting schedule for the options granted is detailed in the grant letter issued to each employee. These options have a minimum vesting period of one year and a maximum vesting period of five years, with 20% of the options vesting per tranche. Moreover, the vesting of these options is dependent upon achieving specified performance metrics related to Revenue and Profit, irrespective of market conditions.

Total share-based expense recognised in the Statement of Profit and Loss as part of employee benefits expense is as follows:

Share based expense under Employee Benefits Expense (refer note 27)	March 31, 2024
Computation methodology and assumption	58.29

The Company accounts for all awards granted under the share-based schemes as below:

i) The Company estimates the fair values for stock options using the Black-Scholes-Merton option-pricing model with the following weighted average assumptions:

	March 31, 2024
Weighted average grant date fair value, per option (in INR)	255.50
Weighted average assumptions used:	
Grant date	31-Jan-24
Exercise price	5.00
Share price on grant date	259.30
Expected volatility	49% to 53%
Expected Term to maturity (in years)	2 to 6
Risk free Rate of interest	7% to 8%
Expected dividend yield	-

The Company determines expected volatility on all options granted using available implied volatility rates. The Company believes that market-based measures of implied volatility are currently the best available indicators of the expected volatility used in these estimates.

The Company determines expected lives of options based on the weighted average life of the options. The Company believes that the weighted average life of the options is the best estimate currently available.

Risk-free interest rates based on the yields on government bonds of term equivalent to the expected life of the option as on the date of grant.

The employees of the Company are covered under the share-based schemes of Puravankara Employee Stock Option Plan 2022 approved during the year. Accordingly, the disclosures of comparative figures are not applicable

Summarized information about movement in share-based schemes:

	March 31, 2024	
	Number of options	Weighted average grant date fair value per share
Opening balance	-	-
Granted during the year	2,41,453	255.50
Exercised during the year	-	-
Forfeited during the year	-	-
Closing balance	2,41,453	255.50

The expected life of the stock is based on current expectations and is not necessarily indicative of exercise patterns that may occur. The expected volatility reflects the assumption that the historical volatility over a period similar to the life of the options is indicative of future trends, which may also not necessarily be the actual outcome

48 There are no standards that are notified and not yet effective as on the date.

As per our report of even date

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
 Partner
 Membership no.: 213157



Bengaluru
 May 20, 2024

For and on behalf of the Board of Directors of Provident Housing Limited
 CIN: U45200KA2008PLC048273

Ashish K. Puravankara
 Director
 DIN 00504524

Bengaluru
 May 20, 2024

Nani R Choksey
 Director
 DIN 00504555

