

Independent Auditors' Report

To the Members of Propmart Technologies Limited

Report on the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Propmart Technologies Limited (“the Company”), 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 a summary of material accounting policies and other explanatory information (hereinafter referred to as “the Ind AS financial statements”).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 (“the Act”) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, (“Ind AS”) and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Standards on Auditing (SAs). 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 ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

KEY AUDIT MATTER	RESPONSE TO KEY AUDIT MATTER
<p>Recording of related party transactions and disclosures</p> <p>The Company has undertaken transactions with its related parties in the ordinary course of business at arm's length. These include borrowing and repayment of loans.</p> <p>We identified the recording of the said related party transactions and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties.</p> <p>Refer notes to financial statements</p>	<p>As part of our audit procedures, our procedures included the following:</p> <ul style="list-style-type: none">• Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions.• Tested, on a sample basis, related party transactions with the underlying contracts, confirmation letters and other supporting documents.• We examined the Company's ability to repay the loan by reviewing Company's future business plan and future cash flows from the operations.

Information Other than the Ind AS Financial Statements and Auditor's Report Thereon

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

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



In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our 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

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS 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 accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and 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 control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS 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.

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



Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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 financial controls 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 system 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation



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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure – A, 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.
 - b) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books except for the matters stated in the paragraph (i)(v) below on reporting under Rule 11(g).
 - c) the Balance Sheet, 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 Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) on the basis of the written representations received from the directors as on 31 March 2024 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2024 from being appointed as a director in terms of Section 164 (2) of the Act.



- f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(v) below on reporting under Rule 11(g).
- g) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”.
- h) With respect to the matter to be included in the Auditors’ Report under Section 197(16) of the Act;
In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the current year, accordingly provisions of Section 197 of the Act is not applicable
- i) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position other than mentioned in note 30 in financial statements.
 - ii. the Company did not have any long-term contracts including derivate contracts for which there were any material foreseeable loss.
 - 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, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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;



- b) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the company shall, 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 the above explanations and audit procedures which we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (I) and (II) of clause (iv) contain any material mis-statement.
- v. 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 38 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.

Further, with regard to reporting on preservation of audit trail, as per proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per statutory requirements for record retention is not applicable for the year ended March 31, 2024.



- vi. The Company has not declared and paid dividend during the year and hence there was no compliance required as per section 123 of the Companies Act, 2013.

For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626



Place: Bengaluru

Date: 04-05-2024

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no.)

Annexure – A to the Independent Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2024, we report that:

1.
 - a.
 - i. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property Plant and Equipment.
 - ii. The Company has maintained proper records showing full particulars of Intangible assets.
 - b. These Property Plant and Equipment have been physically verified by the management at reasonable intervals having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
 - c. According to the information and explanation given to us and based on our examination of the records of the Company, the Company does not own any immovable properties. Accordingly, paragraph 3(i)(c) of the Order is not applicable.
 - d. According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not revalued either its property, plant and equipment or intangible assets or both during the year. Accordingly, paragraph 3(i)(d) of the Order is not applicable.
 - e. According to the information and explanations given to us and based on our examination of the records of the Company, there are no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder. Accordingly, paragraph 3(i)(e) of the Order is not applicable.
2.
 - a. The Company is engaged in business of real estate development and related services. Company holds inventory in the form of land, developed and underdeveloped properties. In our opinion and according to the information and explanations given to us, having regard to the nature of



inventories, the procedures and frequency of the physical verification by way of title deeds, site visits by the management, certification of work completion, the verification of inventories are reasonable and adequate having regard to size of the company and nature of its business and on material discrepancies were noticed on physical verification.

- b. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3(ii)(b) of the Order is not applicable.
3. According to the information and explanation given to us, the Company has not granted any loans, secured or unsecured, to Companies, firms, limited liability partnership or other parties covered in the register required under section 189 of the Act 2013. Accordingly, clauses 3 (iii) of the Order are not applicable.
4. According to information and explanations given to us, the Company has not granted any loans, made any investments, extended any guarantees and provided any security to or on behalf of the parties referred in section 185 and 186 of the Companies Act, 2013.
5. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not accepted any deposits from the public. Accordingly, paragraph 3(v) of the Order is not applicable.
6. According to the information and explanations given to us and based on our examination of the records of the Company, the Central Government has not prescribed the maintenance of cost records under Section 148 (1) of the Act for any of the services rendered by the Company. Accordingly, paragraph 3(vi) of the Order is not applicable.
7. In respect of Statutory Dues:
 - a. According to information and explanations given to us and on the basis of our examinations of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including, income-tax, Goods and Service Tax (GST) and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees' state insurance, duty of excise, provident fund, duty of customs, cess,



value added tax, sales tax and service tax. There are no undisputed statutory dues outstanding as at March 31 2024 for a period of more than six months from the date they become payable.

- b. According to the information and explanations given to us, and records of the Company examined by us, there are no amounts outstanding in respect of the aforesaid dues on account of any dispute.
8. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year.
 9. The Company has not taken any loan either from banks, financial institutions or from the government and has not issued any debentures. Accordingly, paragraph 3 (ix) of the Order is not applicable.
 10.
 - a. In our opinion and according to the information and explanation given by the management, the company has not raised any monies by the way of initial public offer/ further public offer (including debt instruments), being a private limited company.
 - b. In our opinion and according to the information and explanation given by the management, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially, or optionally convertible) during the year.
 11. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit. Accordingly, paragraph 3(xi) of the Order is not applicable.
 12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
 13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
 14. In our opinion and according to the information and explanations given to us, Internal audit is not applicable as the company



15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected to him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.
17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has incurred cash losses of Rs. 1,68,89,730/- in the current financial year and Rs. 1,20,64,698 /in the immediately preceding financial year.
18. There has not been any resignation of the statutory auditors during the year. Accordingly, paragraph 3(xviii) of the Order is not applicable.
19. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and as confirmed by the Management to infuse required funds as and when necessitates, we are of the opinion there are no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet.
20. According to the information and explanations given to us and based on our examination of the records of the Company, the provisions of Section 135 of the Companies Act, 2013 is not applicable to the Company. Accordingly, paragraph 3(xx) of the Order is not applicable.



21. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has no subsidiaries or joint ventures which requires the Company to prepare the consolidated financial statements and get audited and hence, the Company there are no consolidated financial statements either prepared or audited during the year. Accordingly, paragraph 3(xxi) of the Order is not applicable.

For V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085



Venkatesh Kamath S V
Partner
Membership No 202626



Place: Bengaluru
Date: 04-05-2024

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no.)

Annexure – B – to the Auditors' Report

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 over financial reporting of Propmart Technologies Limited (“the Company”) as of 31 March 2024 in conjunction with our audit of the Ind AS 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 system over financial reporting of the Company.

Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting 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 control over financial reporting 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 over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

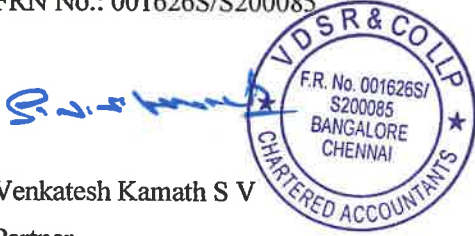


Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting 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 on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For V D S R & Co LLP
Chartered Accountants

FRN No.: 001626S/S200085



Venkatesh Kamath S V

Partner

Membership No 202626

Place: Bengaluru

Date:04-05-2024

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PROPMART TECHNOLOGIES LIMITED
CIN: U72200KA2000PLC026967
Balance Sheet as at March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

	Note	March 31, 2024	March 31, 2023
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	12,708.64	-
(b) Intangible assets	4	296.13	360.29
(c) Financial assets			
(i) Loans	5	4,135.04	273.28
(d) Other non-current assets	11a	843.09	-
Total non-current assets		17,982.90	633.57
Current assets			
(a) Inventories	6	52,216.68	52,216.68
(b) Financial assets			
(i) Trade receivables	7	12,713.41	6,022.24
(ii) Cash and cash equivalents	8	3,022.80	59.35
(iii) Other financial assets	9	6,883.68	-
(c) Current tax asset (net)	10	1,283.91	-
(d) Other current assets	11b	2,804.68	3,300.94
Total current assets		78,925.16	61,599.21
Total assets		96,908.06	62,232.78
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	12	71,113.99	71,113.99
(b) Other equity	13	(68,610.59)	(50,430.29)
Total equity		2,503.40	20,683.70
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
(i) Lease liabilities	14a	11,043.53	-
(b) Provisions	15a	711.31	4,304.44
Total non-current liabilities		11,754.84	4,304.44
Current liabilities			
(a) Financial liabilities			
(i) Lease liabilities	14b	2,164.71	-
(ii) Borrowings	16	44,393.11	8,453.20
(iii) Trade payables	17	24,879.96	17,137.36
(b) Provisions	15b	540.00	1,555.87
(c) Other current liabilities	18	10,672.04	10,098.22
Total current liabilities		82,649.82	37,244.64
Total equity and liabilities		96,908.06	62,232.78
Summary of material accounting policies	2.2		

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

As per report of even date

For V D S R & Co LLP.,
Chartered Accountants

Firm Registration Number: 001626S/S200085



Venkatesh Kamath S V
Partner
Membership No: 202626



Place: Bengaluru
Date: May 04, 2024

For and on behalf of the Board of Directors of
Propmart Technologies Limited


Nani Rusi Choksey
Director
DIN:00504555


Ashish Ravi Puravankara
Director
DIN:00504524

Place: Bengaluru
Date: May 04, 2024



PROPMART TECHNOLOGIES LIMITED
CIN: U72200KA2000PLC026967
Statement of Profit and Loss for the year ended March 31, 2024
(All amounts in Indian Rs. Thousands, unless otherwise stated)

	Note	March 31, 2024	March 31, 2023
Income			
Revenue from operations	19	53,238.00	39,667.56
Other income	20	124.50	65.76
Total		53,362.51	39,733.32
Expenses			
Employee benefits expense	21	47,869.24	37,651.75
Finance costs	22	1,798.71	1,166.31
Depreciation and amortization expense	23	1,750.88	24.79
Other expenses	24	20,584.29	12,979.96
Total expenses		72,003.12	51,822.81
Profit/(loss) before tax		(18,640.61)	(12,089.49)
Tax expense		-	-
Total tax expense		-	-
Profit/(loss) for the year		(18,640.61)	(12,089.49)
Other comprehensive income ('OCI')			
Items that will not be reclassified to profit or loss		-	-
(i) Re-measurement gains/(losses) on defined benefit plans		440.92	-
(ii) Income tax relating to above		19.39	-
Total other comprehensive income		460.32	-
Total comprehensive income for the year (comprising profit and OCI)		(18,180.30)	(12,089.49)
Earnings per equity share ('EPS')			
(Nominal value per equity share Rs. 10 (March 31, 2023 Rs.10))			
Basic (Rs.)		(2.62)	(1.70)
Diluted (Rs.)		(2.62)	(1.70)

Weighted average number of equity shares used in computation of EPS

Basic - in numbers Thousands	7,111.40	7,111.40
Diluted - in numbers Thousands	7,111.40	7,111.40

Summary of material accounting policies

2.2

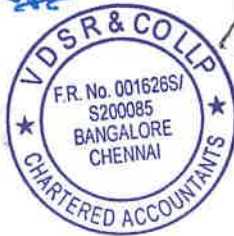
The accompanying notes referred to above form an integral part of the financial statements

As per report of even date

For V D S R & Co LLP.,
Chartered Accountants
Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: May 04, 2024



For and on behalf of the Board of directors of
Propmart Technologies Limited

Nani Rusi Choksey
Director
DIN:00504555

Place: Bengaluru
Date: May 04, 2024

Ashish Ravi Puravankara
Director
DIN:00504524



PROPMART TECHNOLOGIES LIMITED

CIN: U72200KA2000PLC026967

Statement of cash flow for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
A. Cash flow from operating activities		
Profit/(loss) before tax	(18,640.61)	(12,089.49)
Adjustments to reconcile profit after tax to net cash flows		
Depreciation and Amortisation expense	1,750.88	24.79
Finance expense net,	928.51	1,166.31
Operating profit before working capital changes	(15,961.22)	(10,898.39)
Working capital adjustments:		
(Increase)/decrease in inventories of raw materials	-	(1,266.14)
(Increase)/decrease in non current assets	(843.09)	-
Decrease/(increase) in Other Financial assets	(6,883.68)	-
(Increase)/decrease in Loans and Advances	(3,861.76)	150.00
(Increase)/decrease in Trade receivable	(6,691.17)	(5,071.54)
Increase/ (decrease) in Trade payables	7,742.60	16,038.70
Decrease/(increase) in other assets	496.26	(1,145.19)
Increase/ (decrease) in other liabilities and provisions	(4,858.78)	5,344.71
Cash (used in)/ received from operations	(30,860.84)	3,152.15
Income tax paid (net)	-	-
Net cash flows (used in)/from operating activities	(30,860.84)	3,152.15
B. Cash flows from investing activities		
Purchase of property, plant and equipment (including capital work in progress and	(27.30)	-
Purchase of intangible assets	-	(385.09)
	(27.30)	(385.09)
C. Cash flows from financing activities		
Issue of compulsory convertible debentures	-	3,50,000.00
(Repayment of Loan) / Loans taken from related party	35,939.90	(3,50,000.00)
Payment of lease liabilities	(2,030.00)	-
Interest paid (Actual)	(58.31)	(3,360.36)
Net cash (used In)/from financing activities	33,851.59	(3,360.36)
Net (decrease)/increase in cash and cash equivalents (A + B + C)	2,963.45	(593.30)
Cash and cash equivalents at the beginning of the year	59.35	652.65
Cash and cash equivalents at the end of the year (as per note 8 to the financial statements)	3,022.80	59.35

Summary of material accounting policies

2.2

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

As per report of even date

For V D S R & Co LLP.,

Chartered Accountants

Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626Place: Bengaluru
Date: May 04, 2024For and on behalf of the Board of directors of
Propmart Technologies Limited

Nani Rusi Choksey
Director
DIN:00504555Place: Bengaluru
Date: May 04, 2024

Anish Ravi Puravankara
Director
DIN:00504524

PROPMART TECHNOLOGIES LIMITED

CIN: U72200KA2000PLC026967

Statement of changes in equity for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

A. Equity share capital

Particulars	As at 01 April 2022	Movement during 2022-23	As at March 31, 2023	Movement during 2023-24	As at March 31, 2024
Equity share capital of face value of Rs. 10 each fully paid	71,113.99	-	71,113.99	-	71,113.99
	71,113.99	-	71,113.99	-	71,113.99

B. Other equity

Reserves and surplus

Particulars	Securities premium reserve	Retained Earnings	Total
Balance as at 1 April 2022	3,145.00	(3,91,485.80)	(3,88,340.80)
Profit/(loss) for the year	-	(12,089.49)	(12,089.49)
Other Comprehensive Income	-	-	-
Total comprehensive income for the year	3,145.00	(4,03,575.29)	(4,00,430.29)
Dividends	-	-	-
Others	-	-	-
Balance as at March 31, 2023	3,145.00	(4,03,575.29)	(4,00,430.29)
Profit/(loss) for the year	-	(18,640.61)	(18,640.61)
Other Comprehensive Income	-	460.32	460.32
Total comprehensive income for the year	3,145.00	(4,21,755.58)	(4,18,610.58)
Dividends	-	-	-
Issued during the year	-	-	-
Balance as at March 31, 2024	3,145.00	(4,21,755.58)	(4,18,610.58)

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

As per report of even date

For V D S R & Co LLP,
Chartered Accountants
Firm Registration Number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: May 04, 2024



For and on behalf of the Board of directors of
Propmart Technologies Limited

Nani Rusi Choksey
Director
DIN:00504555

Place: Bengaluru
Date: May 04, 2024

Ashish Ravi Puravankara
Director
DIN:00504524



1. Corporate information

Propmart Technologies Limited (the 'Company') was incorporated on April 24, 2000 under the provisions of the Companies Act applicable in India. The registered office is located at 130/2, Ulsoor road, Bangalore, Karnataka 560042, India. The Company is engaged in the business of property marketing/agency services and other allied activities and plotted development.

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on May 04, 2024.

2. Material accounting policies

2.1 Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from April 1, 2016. The financial statements of the Company are prepared and presented in accordance with Ind AS.

The financial statements have been prepared on the historical cost basis 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 one year for marketing services/other allied activities and four years for real estate business, and classified current and non-current classification of assets and 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.

(d) Depreciation on property, plant and equipment and investment property.

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 life is estimated based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Furniture and fixtures	10	10
Computer equipment	3	3
Office equipment	5	5
Motor Vehicles	8	8

Leasehold improvements are amortized over the remaining period of lease or their estimated useful life, whichever is shorter on straight line basis.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property 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 on a written down value basis 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) 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



(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.

Company as a lessee

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

Right-of-use assets

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

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

Lease liabilities

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



(h) 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.

(i) 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.

(j) 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. 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.

(k) 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.

(l) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. 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, non-cash consideration, and consideration payable to the customer (if any).

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the standalone financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

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



Propmart Technologies Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2024
(All amounts in Rs, unless otherwise stated)

For performance obligations where any of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied. Revenue is recognised either at point of time or over a period of time based on various conditions as included in the contracts with customers.

Revenue from marketing services

Revenue from marketing services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Interest income

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

Dividend income

Dividend income is recognized when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

(m) **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.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

(n) 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.



(o) 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.

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. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

iii. Debt instruments at amortized cost

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. 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.



v. 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.

vi. 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.

vii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried 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.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

viii. 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.

ix. 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.

(p) 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.

(q) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.



PROPMART TECHNOLOGIES LIMITED**Notes to Ind AS Financial Statements for the year ended March 31, 2024**

(All amounts in Indian Rs. Thousands, unless otherwise stated)

3 Property, plant and equipment

Particulars	Office equipments	Right to Use Asset	Total
Gross carrying amount at cost			
At April 1, 2022	-	-	-
Additions	-	-	-
Disposals	-	-	-
At March 31, 2023	-	-	-
Additions	27.30	14,368.04	14,395.34
Disposals	-	-	-
At March 31, 2024	27.30	14,368.04	14,395.34
Accumulated depreciation			
At April 1, 2022	-	-	-
Charge for the year	-	-	-
Adjustments for disposals	-	-	-
At March 31, 2023	-	-	-
Charge for the year	1.90	1,684.80	1,686.70
Other adjustments	-	-	-
At March 31, 2024	1.90	1,684.80	1,686.70
Net block			
At March 31, 2023	-	-	-
At March 31, 2024	25.40	12,683.24	12,708.64

Notes:**a. Capitalized borrowing cost**

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

b. Property, plant and equipment pledged as security

No assets pledged in the current year



PROPMART TECHNOLOGIES LIMITED**Notes to Ind AS Financial Statements for the year ended March 31, 2024**

(All amounts in Indian Rs. Thousands, unless otherwise stated)

4 Intangible assets

Particulars	Computer software	Total
Gross carrying amount at cost		
At April 1, 2022	-	-
Additions	385.09	385.09
Disposals	-	-
At March 31, 2023	385.09	385.09
Additions	-	-
Disposals	-	-
At March 31, 2024	385.09	385.09
Accumulated amortization		
At April 1, 2022	-	-
Charge for the year	24.79	24.79
Disposals	-	-
At March 31, 2023	24.79	24.79
Charge for the year	64.18	64.18
Disposals	-	-
At March 31, 2024	88.97	88.97
Net block		
At March 31, 2023	360.31	360.29
At March 31, 2024	296.13	296.13



PROP MART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
(All amounts in Indian Rs. Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
5 Loans		
Non current		
Unsecured, considered good		
Security deposits	4,135.04	273.28
	<u>4,135.04</u>	<u>273.28</u>
6 Inventory		
Properties held for development	52,216.68	52,216.68
	<u>52,216.68</u>	<u>52,216.68</u>
7 Trade receivables		
Unsecured, considered Doubtful		
Other dues	13,258.97	13,258.97
Less: Expected credit loss	<u>(13,258.97)</u>	<u>(13,258.97)</u>
	-	-
Unsecured, considered good		
Due from related parties	144.15	2,955.01
Other dues	12,569.26	3,067.23
	<u>12,713.41</u>	<u>6,022.24</u>
	<u>12,713.41</u>	<u>6,022.24</u>

Trade receivables Ageing Schedule

As at 31 March 2024	Current but not due	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	-	10,019.38	-	2,555.51	138.52	-	12,713.41
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	300.36	12,958.61	13,258.97
Disputed Trade receivables considered good	-	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
Total	-	10,019.38	-	2,555.51	438.88	12,958.61	25,972.38

Trade receivables Ageing Schedule

As at 31 March 2023	Current but not due	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	-	3,067.23	2,816.50	138.51	-	-	6,022.24
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	300.36	374.67	12,583.94	13,258.97
Disputed Trade receivables considered good	-	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-	-
Total	-	3,067.23	2,816.50	438.87	374.67	12,583.94	19,281.21

8 Cash and cash equivalents		
Cash on hand	5.00	-
Balances with banks		
In current accounts	3,017.80	59.35
	<u>3,022.80</u>	<u>59.35</u>
9 Other financial assets		
Current		
Unbilled revenue	6,883.68	-
	<u>6,883.68</u>	<u>-</u>
10 Assets for current tax (net)		
Advance income tax	1,264.52	-
	<u>1,264.52</u>	<u>-</u>
11 Other assets		
a Non-current		
Unsecured, considered Doubtful		
Other advances	4,577.82	4,577.82
Less: Allowance for credit loss	<u>(4,577.82)</u>	<u>(4,577.82)</u>
	-	-
Unsecured, considered good		
Prepaid expenses	843.09	-
	<u>843.09</u>	<u>-</u>
b Current		
Duties and taxes recoverable	1,401.94	1,900.71
Prepaid expenses	160.07	477.56
Other advances	1,242.67	922.66
	<u>2,804.68</u>	<u>3,300.94</u>



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Notes to Ind AS Financial Statements for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
12 Equity share capital		
Authorized shares		
1,10,00,000 (31 March 2023- 1,10,00,000) equity shares of ₹, 10 each	1,10,000.00	1,10,000.00
Issued, subsided and fully paid-up shares		
71,11,399 (31 March 2023- 71,11,399) equity shares of ₹,10 each	71,113.99	71,113.99

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

Equity shares

	March 31, 2024		March 31, 2023	
	Number in thousands	Rs.	Number in thousands	Rs.
Balance at the beginning of the year	7,111.40	71,113.99	7,111.40	71,113.99
Issued during the year	-	-	-	-
Outstanding at the end of the year	7,111.40	71,113.99	7,111.40	71,113.99

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

	March 31, 2024		March 31, 2023	
	Number in thousands	% holding in the class	Number in thousands	% holding in the class
Equity shares of Rs. 10 each fully paid-up				
Puravankara Limited	6,206.01	87.27%	6,206.01	87.27%

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.

d. Details of shares held by promoters

Equity Shares

As at 31 March 2024

Promoter Name	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	6,206.01	-	6,206.01	87.27%	0.00%

As at 31 March 2023

Promoter Name	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	6,096.01	110.00	6,206.01	87.27%	-

* In thousands



PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
13 Other equity		
Reserves and surplus		
Securities premium		
Balance at the beginning of the year	3,145.00	3,145.00
Less: Adjustment made during the year	-	-
Balance at the end of the year	<u>3,145.00</u>	<u>3,145.00</u>
Retained earnings		
Balance at the beginning of the year	(4,03,575.29)	(3,91,485.80)
Total comprehensive income for the year	(18,180.30)	(12,089.49)
Balance at the end of the year	<u>(4,21,755.58)</u>	<u>(4,03,575.29)</u>
Equity component of compulsory convertible debentures		
Balance at the beginning of the year	3,50,000.00	-
Issue of compulsorily convertible debentures	-	3,50,000.00
Balance at the end of the year	<u>3,50,000.00</u>	<u>3,50,000.00</u>
Total other equity	<u>(68,610.59)</u>	<u>(50,430.29)</u>

Note on equity component of compulsory convertible debentures

During the previous year, the Company had issued 350 Unlisted Compulsorily Convertible Debentures (CCDs) of Rs. 10,00,000 each at par aggregating to Rs. 3500 lakhs to its existing shareholders on a private placement basis. As per the terms, the CCDs shall be compulsorily convertible into Equity Shares on the date of expiry of ten years from the date of allotment of the CCDs. The CCDs shall carry a coupon rate of 0.001% per annum, payable at maturity, up to the date of conversion into Equity Shares of the Company and the CCDs shall be unsecured. The terms of the CCDs meet the criteria for accounting as Equity as these instruments are convertible into a fixed number of equity shares within the term stipulated in the contract at the option of the holder. The amount is fixed upfront and conversion will be into a fixed number of shares.

14 Financial Liabilities

a Non-current

Lease Liabilities

11,043.53	-
<u>11,043.53</u>	<u>-</u>

b Current

Lease Liabilities

2,164.71	-
<u>2,164.71</u>	<u>-</u>

Leases

Company as a lessee:

The Company has entered into a non cancellation lease arrangements for buildings for 5 years.

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

Balance as at 01 April 2022	-
Additions	-
Depreciation expense	-
As at 31 March 2023	-
Additions	14,368.04
Depreciation expense	(1,684.80)
As at 31 March 2024	<u>12,683.24</u>

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

Balance as at 01 April 2022	-
Additions	-
Accretion of interest	-
Payments	-
As at 31 March 2023	-
Additions	14,368.04
Accretion of interest	870.20
Payments	(2,030.00)
As at 31 March 2024	<u>13,208.24</u>
Current	<u>2,164.71</u>
Non-current	<u>11,043.53</u>

The following are the amounts recognised in profit or loss:

	March 31, 2024	March 31, 2023
Depreciation expense of right-of-use assets	1,684.80	-
Interest expense on lease liabilities	870.20	-
Total amount recognised in profit or loss	<u>2,555.01</u>	<u>-</u>

The Company has entered into operating leases (cancellable and non-cancellable) on its investment property portfolio lease terms of upto five years and with escalation and renewal clauses. All leases include a clause to enable upward revision of the lease rental on periodical basis. The Company is also required to maintain the property over the lease term.



PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
15 Provisions		
a Non-current		
Provision for employee benefits		
Gratuity	711.31	4,304.44
b Current		
Provision for employee benefits		
Gratuity	1.82	609.00
Leave benefits	538.18	946.87
	<u>540.00</u>	<u>1,555.87</u>
	<u>1,251.31</u>	<u>5,860.31</u>

A. 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 following tables set out the funded status of gratuity plans and the amount

	March 31, 2024	March 31, 2023
1 The amounts recognized in the Balance Sheet are as follows:		
Present value of the obligation as at the end of the year	713.13	4,596.88
Fair value of plan assets as at the end of the year	-	-
Net liability recognized in the Balance Sheet	<u>713.13</u>	<u>4,596.88</u>
Current	1.81	-
Non-current	711.32	4,596.88
2 Changes in the present value of defined benefit obligation		
Defined benefit obligation as at beginning of the year	4,596.88	1,760.02
Service cost	577.82	743.92
Interest cost	339.65	124.97
Actuarial losses/(gains) arising from		
- change in demographic assumptions	-	-
- change in financial assumptions	27.44	220.22
- experience variance (i.e. Actual experiences assumptions)	(468.36)	2,064.72
Past service cost		
Benefits paid	(4,360.31)	(316.97)
Defined benefit obligation as at the end of the year	<u>713.13</u>	<u>4,596.88</u>
3 Changes in the fair value of plan assets		
Fair value as at the beginning of the year	-	-
Return on plan assets	-	-
Actuarial (losses)/gains	-	-
Contributions	-	-
Benefits paid	-	-
Fair value as at the end of the year	<u>-</u>	<u>-</u>
Assumptions used in the above valuations are as under:		
Discount rate	7.15%	7.45%
Further Salary Increase	7.00%	7.00%
Attrition rate	6.00%	6.00%

4 Net gratuity cost for the year ended March 31, 2024 and March 31, 2023 comprises of following components.

	March 31, 2024	March 31, 2023
Service cost	577.82	743.92
Net interest cost on the net defined benefit liability	339.65	124.97
Defined benefit costs recognized in Statement of Profit and Loss	<u>917.47</u>	<u>868.89</u>

5 Other Comprehensive Income

	March 31, 2024	March 31, 2023
Change in demographic assumptions	-	-
Change in financial assumptions	27.44	220.22
Experience variance (i.e. Actual experience vs assumptions)	(468.36)	2,064.72
Defined benefit costs recognized in other comprehensive income	<u>(440.92)</u>	<u>2,284.94</u>

6 Experience adjustments

	March 31, 2024	March 31, 2023
Defined benefit obligation as at the end of the year	713.13	4,596.88
Plan assets	-	-
Net surplus/(deficit)	713.13	4,596.88
Experience adjustments on plan liabilities	27.44	220.22
Experience adjustments on plan assets	-	-



PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

B Sensitivity Analysis

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

Assumptions	March 31, 2024		March 31, 2023	
	Discount Rate		Discount Rate	
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (Rs. Crores)	103.31	(86.57)	318.28	(283.27)
% change compared to base due to sensitivity	14.5%	(12.1%)	6.9%	(6.2%)

Assumptions	Further Salary Increase		Further Salary Increase	
	1.0%		1.0%	
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (Rs. Crores)	(87.42)	102.55	(286.93)	316.56
% change compared to base due to sensitivity	(12.3%)	14.4%	(6.2%)	6.9%

Assumptions	Attrition Rate		Attrition Rate	
	1.0%		1.0%	
Sensitivity Level	(1.0%)	1.0%	(1.0%)	1.0%
Impact on defined benefit obligation (Rs. Crores)	80.41	(74.77)	33.66	(37.96)
% change compared to base due to sensitivity	11.3%	(10.5%)	0.7%	(0.8%)

Defined benefit plan - Gratuity

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

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

16 Borrowings

Current borrowings
Unsecured

Loans repayable on demand
 Loans from related parties
 Loans from Others

March 31, 2024 March 31, 2023

	40,939.91	5,000.00
	3,453.20	3,453.20
	<u>44,393.11</u>	<u>8,453.20</u>



PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
 (All amounts in Indian Rs. Thousands, unless otherwise stated)

17 Trade payables

- Trade payable
- Total outstanding dues of micro enterprises and small enterprises
 - Total outstanding dues of creditors other than micro and small enterprises

	March 31, 2024	March 31, 2023
	24,879.96	17,137.36
	<u>24,879.96</u>	<u>17,137.36</u>

Disclosures of dues to Mio, Small and Medium enterprises

The information as required under the Mio, 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. The Company has not received any claim for interest from any supplier under the said Act.

- i. The principal amount remaining unpaid
- ii. Interest due thereon remaining unpaid
- iii. The amount of interest paid by the buyer in terms of section 16 of the Mio, 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).
- v. The amount of interest accrued during the year and remaining unpaid.
- vi. The amount of further interest remaining due and payable for earlier years

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					-
Total outstanding dues of creditors other than micro enterprises and small enterprises	10,244.34	7,351.97	6,433.72	849.93	24,879.96
Disputed dues of micro enterprises and small enterprises					-
Disputed dues of creditors other than micro enterprises and small enterprises					-
Total	10,244.34	7,351.97	6,433.72	849.93	24,879.96

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					-
Total outstanding dues of creditors other than micro enterprises and small enterprises	6,063.41	10,261.23	-	812.71	17,137.36
Disputed dues of micro enterprises and small enterprises					-
Disputed dues of creditors other than micro enterprises and small enterprises					-
Total	6,063.41	10,261.23	-	812.71	17,137.36

18 Other current liabilities

- Advances received from customers
- Statutory dues payable
- Provision for expenses
- Salary payable

	March 31, 2024	March 31, 2023
	7,219.16	7,219.16
	2,291.63	2,387.29
	441.00	15.67
	720.25	476.10
	<u>10,672.04</u>	<u>10,098.22</u>



PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
 (All amounts in Indian Rs. Thousands, unless otherwise stated)

	March 31, 2024	March 31, 2023
19 Revenue from operations		
Revenue from operations		
Income from Real Estate Marketing Services	53,238.00	39,667.56
	<u>53,238.00</u>	<u>39,667.56</u>
20 Other income		
Interest on Income Tax refund	53.85	-
Interest income on fair valuation of financial instruments	70.65	65.76
	<u>124.50</u>	<u>65.76</u>
21 Employee benefits expense		
Salaries, wages and bonus	45,049.57	32,736.42
Contribution to provident fund and other funds	2,218.75	1,335.19
Gratuity	600.91	3,580.14
	<u>47,869.24</u>	<u>37,651.75</u>
22 Finance costs		
Interest		
- Borrowings	928.51	2,432.45
- On lease liabilities	870.20	-
	<u>1,798.71</u>	<u>2,432.45</u>
Less: Interest capitalised to inventory	-	1,266.14
	<u>1,798.71</u>	<u>1,166.31</u>

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

23 Depreciation and amortization expense

	March 31, 2024	March 31, 2023
Depreciation of property, plant and equipment (refer note 3)	1,686.70	-
Amortization of intangible assets (refer note 4)	64.18	24.79
	<u>1,750.88</u>	<u>24.79</u>

24 Other expenses

Legal and professional *	1,887.65	539.09
Travel and conveyance	1,410.78	702.48
Rent	924.10	269.30
Printing & Stationary	81.99	68.65
Repairs and maintenance	1,837.03	736.96
Rates and taxes	243.54	66.69
Communication costs	360.35	265.04
Advertising and sales promotion	7,798.02	4,599.85
Commission and Brokerage	2,970.30	3,120.67
Miscellaneous expenses	3,070.52	2,611.23
	<u>20,584.29</u>	<u>12,979.96</u>

* Payment to auditor [included in legal and professional charges]

As auditor:

Audit fee

100.00	80.00
<u>100.00</u>	<u>80.00</u>

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PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
(All amounts in Indian Rs. Thousands, unless otherwise stated)

25 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 Company does not have financial assets and liabilities measured at fair value.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities or because they are assets/liabilities carried at amortised cost and their amortised cost approximates their fair values.

	Notes	March 31, 2024	March 31, 2023
Break up of financial assets carried at amortized cost			
Loans	5	4,135.04	273.28
Trade receivables	7	12,713.41	6,022.24
Cash and cash equivalents	8	3,022.80	59.35
Other financial assets	9	6,883.68	-
		<u>26,754.93</u>	<u>6,354.87</u>
Break up of financial liabilities carried at amortized cost			
Borrowings	16	44,393.11	8,453.20
Trade payable	17	24,879.96	17,137.36
Other financial liabilities	18	2,164.71	-
		<u>71,437.78</u>	<u>25,590.56</u>

26 Financial risk management

The Company's principal financial liabilities, comprise borrowings, trade payables 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 edit 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

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. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss.

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.

The break-up of cash and cash equivalents and other bank balances is as below:

	Notes	March 31, 2024	March 31, 2023
Cash and cash equivalents	8	3,022.80	59.35
		<u>3,022.80</u>	<u>59.35</u>



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

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. The amounts disclosed in the table are the contractual undiscounted cash flows.

March 31, 2024	On demand	Less than 1 year	1 years to 5 years	5 years and above	Total
Financial liabilities - current					
Borrowings	44,393.11	-	-	-	44,393.11
Trade payables	-	10,244.34	14,635.62	-	24,879.96
Other financial liabilities	-	2,164.71	-	-	2,164.71
TOTAL	44,393.11	12,409.05	14,635.62	-	71,437.78
March 31, 2023					
Financial liabilities - current					
Borrowings	8,453.20	-	-	-	8,453.20
Trade payables	-	17,137.36	-	-	17,137.36
TOTAL	8,453.20	17,137.36	-	-	25,590.56

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 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'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.

d. 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)	89.85	505.60
Interest rates – decrease by 50 basis points (50 bps)	(89.85)	(505.60)

27 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
Borrowings	55,436.64	8,453.20
Current maturities of long term borrowings and finance lease obligations	-	-
Less: Cash and cash equivalents	(3,022.80)	(59.35)
Net debt	52,413.84	8,393.85
Total equity	2,503.40	20,683.70
Gearing ratio	20.94	0.41

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



PROPMART TECHNOLOGIES LIMITED

Notes to Ind AS Financial Statements for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, Unless Otherwise Stated)

28 Financial Ratios

a **Ratio** Current ratio
Numerator Current Assets
Denominator Current Liabilities

Ratios/Measures	March 31, 2024	March 31, 2023
Current Assets (A)	78,925.16	61,599.21
Current Liabilities (B)	82,649.82	37,244.64
Current Ratio (C) = (A) / (B)	0.95	1.65
% of change from previous year	42.26%	

The ratio has changed mainly due to increase in current liability in current year

b **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)	(18,640.61)	(12,089.49)
Add: Non cash operating expenses and finance cost		
Depreciation expense (B)	1,750.88	24.79
Finance costs (C)	1,798.71	1,166.31
Earnings available for debt services (D) = (A)+(B)+(C)	(15,091.02)	(10,898.39)
Finance costs (E)	1,798.71	1,166.31
Repayment of borrowings (F)	-	3,50,000.00
Payment of principal portion of lease liabilities (G)	1,159.80	-
Debt service (H) = (E) + (F) + (G)	2,958.51	3,51,166.31
Debt service coverage ratio (I) = (D) / (H)	-5.10	-0.03
% of change from previous year	-16335.98%	

The ratio has changed mainly due to reduction in repayment of borrowings in current year

c **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)	(18,640.61)	(12,089.49)
Closing Shareholders Equity (B)	2,503.40	20,683.70
Average shareholder's equity [(Opening + Closing)/2] (C)	11,593.55	(1,48,271.56)
Return on equity ratio (D) = (A) / (C)	-1.61	0.08
% of change from previous year	2071.94%	

The ratio has changed due to increase in average shareholder's equity in current year

d **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)	53,238.00	39,667.56
Closing trade receivables (B)	12,713.41	6,022.24
Average Trade Receivables [(opening + closing) /2] (B)	9,367.83	3,486.47
Trade receivables turnover ratio (C) = (A) / (B)	5.68	11.38
% of change from previous year	50.05%	

The ratio has changed due to increase in revenue and trade receivables in current year

e **Ratio** Trade payable turnover ratio
Numerator Total purchases
Denominator Average trade payables

Ratios/Measures	March 31, 2024	March 31, 2023
Total purchases (A) *	20,584.29	12,979.96
Closing trade payables (B)	24,879.96	17,137.36
Average Trade Payables [(opening + closing) /2] (B)	21,008.66	9,118.00
Trade payables turnover ratio (C) = (A) / (B)	0.98	1.42
% of change from previous year	31.17%	

* Total expenses represents aggregate of other expenses

The ratio has changed mainly due to increase in trade payable and purchases when compared to previous year



PROP MART TECHNOLOGIES LIMITED**Notes to Ind AS Financial Statements for the year ended March 31, 2024**

(All amounts in Indian Rs. Thousands, Unless Otherwise Stated)

f **Ratio** Net profit ratio
Numerator Profit after tax
Denominator Revenue from operations

Ratios/Measures	March 31, 2024	March 31, 2023
Profit (Loss) after tax (A)	(18,640.61)	(12,089.49)
Revenue from operations (B)	53,238.00	39,667.56
Net profit ratio (C) = (A) / (B)	(0.35)	(0.30)
% of change from previous year	14.89%	

g **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 (Loss) after tax (A)	(18,640.61)	(12,089.49)
Adjustments:-		
Add: Total tax expenses (B)		
Add: Finance cost (C)	1,798.71	1,166.31
Earnings before interest and tax (D) = (A) + (B) + (C)	(16,841.90)	(10,923.18)
Total Equity (E)	2,503.40	20,683.70
Total borrowings (F)	44,393.11	8,453.20
Capital Employed (G) = (E) + (F)	46,896.51	29,136.90
Return on capital employed (G) = (D) / (G)	(0.36)	(0.37)
% of change from previous year	-4.20%	

Note:

Return on investment are not applicable to the Company.



PROMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
 (All amounts in Indian Rs. Thousands, unless otherwise stated)

29 Going Concern

The Company has incurred a net loss of Rs. 18,180.30 /-during the year ended 31 March 2024 and, as of that date, the Company's accumulated losses amount to Rs. 4,21,755.58 resulting in substantial erosion of its network.

These conditions, along with other matters as set forth in the aforesaid note, indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the management is confident that the Company will generate adequate surplus in the future based on its long term business strategies and future business plan. Accordingly, the accompanying financials have been prepared on going concern basis.

30 Additional information to the financial statements

As at
March 31, 2024 March 31, 2023

a. Contingent liabilities

- i. Claims against the Company not acknowledged as debt
- ii. Guarantees
- iii. Other money for which Company is contingently liable

	-	-
	-	-
	-	-

b. Commitments

- c. In the opinion of the Board and to the best of its knowledge and belief, the value on realization of current assets, loans and advances will, in the ordinary course of business, not be less than the amounts at which they are stated in the balance sheet.

The Company has embarked upon a Layout Project which was originally taken for Marketing. The Company has entered into Agreements to Sell, with Prospective Purchasers and has collected the advance from Prospective Purchasers. Prior to the purchase of the Project land, it was conceived to be a Project for Marketing and hence, the Company had recognized some portion of the advance as revenue in the earlier years. Consequent to the purchase of the Project land and approval of plotted development Project, the revenue from this Project will be recognized upon completion of the Project. Mean time, it has come to the knowledge of the Board of Directors that, R. Balaji (Ex-CEO), has entered into certain Agreements containing a clause pertaining to 'Buy Back' of the Plot, under the said Agreements, on certain pre-determined price, which is without the Authority of the Management and the Board of Directors. The Company has initiated action to terminate the 'Buy Back' commitment extended by the said R. Balaji, CEO, as the same has been offered without the authority of the Board and in excess of the Authority granted to him. Majority of such contracts has been terminated and amount is refunded. Company is evaluating the final position of the project. In view of the uncertainty in the final outcome of the Project, the balance revenue to be recognized and cost thereof would be accounted only on the completion of the Project. Pending the completion of the Project, amount collected from the customers has been shown as current liability and land and incidental cost associated thereto is shown as work in progress. However, interest, if any, paid upon cancellation of Agreement with 'Buy Back' clause has been charged off to the statement of profit and loss.

31 Other additional Information - Statement of Profit and loss

March 31, 2024 March 31, 2023

a. Revenue from operations

Receipts from Real estate marketing services

	53,238.00	39,667.56
	<u>53,238.00</u>	<u>39,667.56</u>

b. Value of imports at CIF basis:

	-	-
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c. Expenditure in foreign currency:

	-	-
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d. Earnings in foreign currency:

	-	-
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e. Donation to political parties

	-	-
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In the opinion of the Board and to the best of its knowledge and belief, the value on realization of current assets, loans and advances will, in the ordinary course of business, not be less than the amounts at which they are stated in the Balance Sheet.



PROPMART TECHNOLOGIES LIMITED

Notes to Ind AS Financial Statements for the year ended March 31, 2024

(All amounts in Indian Rs. Thousands, unless otherwise stated)

32 Revenue from contracts with customers:

32.1 Disaggregated revenue information

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 from services transferred to customers at a point in time	53,238.00	39,667.56
Other operating revenue	<u>53,238.00</u>	<u>39,667.56</u>

32.2 Contract balances

Trade receivables	12,713.41	6,022.24
Contract liabilities *	7,219.16	7,219.16

Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period

Revenue recognised in the reporting period from performance obligations satisfied in previous periods Nil Nil

32.3 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		
Revenue to be recognised over time	7,219.16	7,219.16

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

Inventories		
- Work-in-progress	52,216.68	52,216.68
	<u>52,216.68</u>	<u>52,216.68</u>

33 Other Statutory Information

a i. Details Of Utilisation Of Borrowings

The Company do not have any borrowings from banks and financial institutions during the year. Nil Nil

ii. Details Of Title Deeds Of Immovable Property Not Held In The Name Of The Company Nil Nil

iii. Details Of Revaluation Of Immovable Property Nil Nil

iv. Details Of Revaluation Of Intangibles Nil Nil

v. Ageing Schedule Of Capital Work-In-Progress Nil Nil

vi. Ageing Schedule Of Intangible Assets Under Development Nil Nil

vii. Completion Schedule Of Capital Work-In-Progress Which Is Overdue Or Has Exceeded The Cost Nil Nil

b Details Of Benami Property Held

There are no proceedings that have been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibitions) Act, 1988.

c Additional Disclosures With Respect To Loans And Advances

The Company has not advanced any loans to promoters or directors or KMPs or any other related parties and also there are no loans and advances outstanding at the year end receivable from promoters or directors or KMPs or any other related parties.

d 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.

e **Details Of Security Of Current Assets Against Borrowings** Nil Nil

f Wilful Defaulter

The Company has not been declared as wilful defaulter by any bank or financial institution or any other lender.

g Relationship With Struck Off Companies

There are no transactions with companies struck off under Section 248 of Companies Act, 2013 or Section 560 of the Companies Act, 1956.

h Details Of Charges Or Satisfaction Yet To Be Registered With Registrar Of Companies

There are no charges and satisfaction yet to be registered with the Registrar of Companies beyond the statutory period as on 31.03.2024.

i The Company has complied with the number of layers prescribed under clause (87) of the Section 2 of the Companies Act read with Companies (Restriction on number of Layers) Rules, 2017.

j Compliance With Approved Scheme(S) Or Arrangements

There are no approved schemes or arrangements which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

k Details Of Utilisation Of Borrowed Funds And Share Premium

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

- 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 to or on behalf of the ultimate beneficiaries

B The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

- 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



PROPMART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
(All amounts in Indian Rs. Thousands, unless otherwise stated)

34 Related party transactions

(i) **Enterprise having control over reporting enterprise**
Puravankara Limited

(ii) **Enterprises under common control**
Provident Housing Limited
Purva Good Earth Properties Private Limited
Provident White Oaks LLP
Purva Star Properties Pvt. Ltd
Purva Realities Private Limited

(iii) **Key management personnel**
Mr. Nani R Choksey - Director
Mr. Suresh Puravankara - Director
Mr. Ashish Puravankara - Director

(iv) **Entities controlled by key management personnel (other related parties):**
Puravankara Investments - Ravi Puravankara Proprietor

(v) **Transactions with related parties at the year end are as follows:**

Nature of transaction	March 31, 2024	March 31, 2023
Real Estate Marketing Services		
Provident Housing Limited	1,474.65	1,863.28
Puravankara Limited	2,745.88	4,805.09
Purva Good Earth Properties Private Limited	266.08	-
Provident White Oaks LLP	603.61	-
Purva Star Properties Pvt. Ltd	-	213.50
Purva Realities Private Limited	-	2,163.23
Reimbursement of expenses		
Puravankara Limited	2,466.00	9,841.41
Interest on Loan		
Puravankara Limited	928.51	-
Provident Housing Limited	-	2,432.45
Interest on Loan repaid to		
Provident Housing Limited	-	1,54,665.00
Loan taken from		
Puravankara Limited	35,104.26	-
Repayment of Loan		
Provident Housing Limited	-	1,95,335.00
Issue of compulsorily convertible debentures		
Puravankara Limited	-	3,50,000.00

(vi) **The Balances with related parties for the year are as follows**

Nature of transaction	As at March 31, 2024	March 31, 2023
Loan taken from		
Puravankara Limited	35,939.91	-
Provident Housing Limited	-	2,432.45
Puravankara Investments	5,000.00	5,000.00
Trade Payable		
Puravankara Limited	16,725.74	14,198.98
Provident Housing Limited	6,491.82	949.66
Purva Realities Private Limited	454.55	454.55
Compulsorily convertible debentures		
Puravankara Limited	3,50,000.00	3,50,000.00



PROP MART TECHNOLOGIES LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2024
(All amounts in Indian Rs. Thousands, unless otherwise stated)

March 31, 2024	March 31, 2023
Nil	Nil

35 Unhedged foreign currency exposure

36 Segmental information

The Company's business activities fall within a single reportable segment, i.e. real estate marketing services. 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.

37 The Company has not traded or invested in cryptocurrency transactions or Virtual Currency during the financial year.

38 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.

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

40 The figures of previous year have been regrouped/reclassified, whenever necessary, to conform to this year's classification.


Summary of material accounting policies

2.2

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

As per report of even date

For **V D S R & Co LLP.**,
Chartered Accountants
Firm Registration Number: 001626S/S200085


Venkatesh Kamath S V
Partner
Membership No: 202626


Place: Bengaluru
Date: May 04, 2024



for and on behalf of the Board of directors of
Propmart Technologies Limited


Nani Rusi Choksey
Director
DIN:00504555

Place: Bengaluru
Date: May 04, 2024


Anish Ravi Puravankara
Director
DIN:00504524

