

---

**Walker Chandiok & Co LLP**

Unit No – 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad – 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

## Independent Auditor's Report

### To the Members of Bengal Shriram Hitech City Private Limited

### Report on the Audit of the Financial Statements

#### Opinion

1. We have audited the accompanying financial statements of Bengal Shriram Hitech City Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2022, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2022, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

#### Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Information other than the financial statements and Auditor's Report thereon

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

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

---

**Walker Chandiook & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APHC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

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 in the audit or otherwise appears to be materially misstated.

The Board of Directors' Report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

## **Responsibilities of Management and Those Charged with Governance for the financial statements**

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, the Board of Directors are 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 the Board of Directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
7. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the financial statements**

8. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
9. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and

---

**Walker Chandiook & Co LLP**

Unit No – 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad – 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

- appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system with reference to financial statements in place and the operating effectiveness of such controls;
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
  - Conclude on the appropriateness of Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
  - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
10. 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.

## Report on Other Legal and Regulatory Requirements

11. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.
12. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act we give in the Annexure I a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
13. Further to our comments in Annexure I, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, 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 purpose of our audit of the accompanying financial statements;

---

**Walker Chandiook & Co LLP**

Unit No – 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad – 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

- b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The financial statements dealt with by this report are in agreement with the books of account;
- d) in our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;
- e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2022 from being appointed as a director in terms of section 164(2) of the Act;
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2022 and the operating effectiveness of such controls, refer to our separate Report in Annexure II wherein we have expressed an unmodified opinion; and
- g) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
  - i. the Company, as detailed in note 38 to the financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2022;
  - ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2022;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2022;
  - iv.
    - a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 39 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any persons) or entities, including foreign entities ('the 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 ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
    - b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 39 to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ('the 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

# Walker Chandiok & Co LLP

---

**Walker Chandiok & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

v. The Company has not declared or paid any dividend during the year ended 31 March 2022.

**For Walker Chandiok & Co LLP**

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Sd/-

**Nikhil Vaid**

Partner

Membership No.: 213356

UDIN: 22213356AMOKBB4388

Hyderabad

28 May 2022

---

**Walker Chandiook & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

## Annexure II

### **Independent Auditor's Report on the internal financial controls with reference to the financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')**

1. In conjunction with our audit of the financial statements of Bengal Shriram Hitech City Private Limited ('the Company') as at and for the year ended 31 March 2022, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

#### **Responsibilities of Management and Those Charged with Governance for Internal Financial Controls**

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note 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 the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements**

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, 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.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

#### **Meaning of Internal Financial Controls with Reference to Financial Statements**

---

**Walker Chandiook & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls with Reference to Financial Statements**

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2022, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

### **For Walker Chandiook & Co LLP**

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Sd/-

**Nikhil Vaid**

Partner

Membership No.: 213356

UDIN: 22213356AMOKBB4388

Hyderabad

28 May 2022

---

**Walker Chandiook & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APHC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

## **Annexure I referred to in Paragraph 12 of the Independent Auditor's Report of even date to the members of Bengal Shriram Hitech City Private Limited on the financial statements for the year ended 31 March 2022**

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

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and right of use assets.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) The property, plant and equipment and right of use assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification program adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The Company does not own any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, reporting under clause 3(i)(c) of the Order is not applicable to the Company.
- (d) The Company has not revalued its Property, Plant and Equipment, Right of Use assets and intangible assets during the year.
- (e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Accordingly, reporting under clause 3(i)(e) of the Order is not applicable to the Company.
- (ii) (a) The inventories held by the Company comprise work in progress of projects under development. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.
- (b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets during any point of time of the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) (a) The Company has provided loans or advances in the nature of loans, or guarantee, or security to Holding Company/Others during the year as per details given below:

## Walker Chandiook & Co LLP

Unit No - 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

(₹ in millions)

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount provided/granted during the year:				
- Holding Company	Nil	236.00	Nil	Nil
- Others	750.00	306.95	69.28	Nil
Balance outstanding as at balance sheet date in respect of above cases:				
- Holding Company	Nil	909.05	Nil	Nil
- Others	1,340.00	1,045.15	205.80	Nil

- (b) In our opinion, and according to the information and explanations given to us, the investments made, guarantees provided, security given and terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are, prima facie, not prejudicial to the interest of the Company.
- (c) In respect of loans and advances in the nature of loans granted by the Company, the schedule of repayment of principal and the payment of the interest has not been stipulated and accordingly, we are unable to comment as to whether the repayments/receipts of principal interest are regular.
- (d) In the absence of stipulated schedule of repayment of principal and payment of interest, we are unable to comment as to whether there is any amount which is overdue for more than 90 days.
- (e) In respect of loans and advances in the nature of loans granted by the Company, the schedule of repayment of principal has not been stipulated. According to the information and explanation given to us, such loans have not been demanded for repayment as on date.
- (f) The Company has granted loans or advances in the nature of loans which are repayable on demand or without specifying any terms or period of repayment, as per details below:

(₹ in millions)

Particulars	All Parties	Promoters	Related Parties
Aggregate of loans/advances in nature of loan			
- Repayable on demand (A)	69.28	Nil	69.28
- Agreement does not specify any terms or period of repayment (B)	Nil	Nil	Nil
Total (A+B)	69.28	Nil	69.28
Percentage of loans/advances in nature of loan to the total loans	100%	-	100%

---

**Walker Chandiook & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APHC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

- (iv) The Company has not entered into any transaction covered under section 185 of the Act. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sub-section (1) of section 186 in respect of investments, as applicable.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there is no amount which has been considered as deemed deposit within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's products/business activity. Accordingly, reporting under clause 3(vi) of the Order is not applicable.
- (vii) (a) In our opinion, and according to the information and explanations given to us, undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, though there have been slight delays in few cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no statutory dues referred to in subclause (a) above that have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been recorded in the books of accounts.
- (ix) (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender. Further, loans amounting to ₹ 2,069.34 million are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. Further, such loans and interest thereon have not been demanded for repayment as on date.
- (b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or other lender.

---

**Walker Chandiok & Co LLP**

Unit No – 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad – 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

- (c) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of term loans during the year and there has been no utilisation during the current year of the term loans obtained by the Company during any previous years. Accordingly, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have not been utilised for long term purposes.
- (e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries or joint ventures.
- (f) According to the information and explanations given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries or joint ventures.
- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the period covered by our audit.
- (b) No report under section 143(12) of the Act has been filed with the Central Government for the period covered by our audit.
- (c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company with the related parties are in compliance with sections 177 and 188 of the Act, where applicable. Further, the details of such related party transactions have been disclosed in the financial statements, as

---

**Walker Chandiook & Co LLP**

Unit No – 1, 10th Floor,  
My Home Twitza, APHC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad – 500 081  
Telangana

T +91 40 4859 7178

F +91 40 6630 8230

required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act.

- (xiv)(a) According to the information and explanations given to us, the Company is not required to have an internal audit system under section 138 of the Act. However, the Company has an internal audit system which, in our opinion, is commensurate with the size and nature of its business.
- (b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.
- (xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with them and accordingly, provisions of section 192 of the Act are not
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a),(b) and (c) of the Order are not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current financial year but had incurred cash losses amounting to ₹ 146.57 million in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the plans of the Board of Directors and management, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- (xx) According to the information and explanations given to us, although the Company fulfilled the criteria as specified under section 135(1) of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, however, in the absence of average net profits in the immediately three preceding years, there is no requirement for the Company to spend any amount under sub-section (5) of section 135 of the Act. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

# Walker Chandiok & Co LLP

---

**Walker Chandiok & Co LLP**

Unit No - 1, 10th Floor,  
My Home Twitza, APIIC,  
Hyderabad Knowledge City,  
Raidurg (Panmaktha) Village,  
Serilingampally Mandal,  
Ranga Reddy District,  
Hyderabad - 500 081  
Telangana

**T +91 40 4859 7178**

**F +91 40 6630 8230**

(xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For **Walker Chandiok & Co LLP**

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Sd/-

**Nikhil Vaid**

Partner

Membership No.: 213356

UDIN: 22213356AMOKBB4388

Hyderabad

28 May 2022

**Balance Sheet as at 31 March 2022**

(All amounts in ₹ millions unless otherwise stated)

	Note	As at 31 March 2022	As at 31 March 2021
<b>I ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, plant and equipment	2	65.35	85.23
(b) Other intangible assets	3	0.08	0.44
(c) Financial assets			
(i) Investments	4	20.53	10.89
(ii) Other financial assets	5A	2.66	2.77
(d) Non-current tax assets	6	5.76	5.60
(e) Other non-current assets	7A	78.08	78.08
<b>Total non-current assets</b>		<b>172.46</b>	<b>183.01</b>
<b>Current assets</b>			
(a) Inventories	8	9,957.77	9,027.09
(b) Financial assets			
(i) Trade receivables	9	154.64	155.41
(ii) Cash and cash equivalents	10	146.56	44.66
(iii) Loans	11	205.80	159.30
(iv) Other financial assets	5B	138.73	44.52
(c) Other current assets	7B	333.68	311.74
<b>Total current assets</b>		<b>10,937.18</b>	<b>9,742.72</b>
<b>Total assets</b>		<b>11,109.64</b>	<b>9,925.73</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity share capital	12	493.65	493.65
(b) Other equity	13	1,546.95	1,464.41
<b>Total equity</b>		<b>2,040.60</b>	<b>1,958.06</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	14A	-	0.07
(ii) Lease liabilities	15A	9.22	11.80
(iii) Other financial liabilities	16A	-	307.01
(b) Provisions	17A	3.82	3.11
<b>Total non-current liabilities</b>		<b>13.04</b>	<b>321.99</b>
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	14B	2,069.45	1,869.79
(ii) Lease liabilities	15B	2.58	2.27
(iii) Trade payables	18		
(a) Total outstanding dues of micro and small enterprises		11.91	5.00
(b) Total outstanding dues of creditors other than (iii) (a) above		238.61	239.86
(iv) Other financial liabilities	16B	2,928.53	2,387.36
(b) Other current liabilities	19	3,802.80	3,139.60
(c) Provisions	17B	2.12	1.80
<b>Total current liabilities</b>		<b>9,056.00</b>	<b>7,645.68</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>11,109.64</b>	<b>9,925.73</b>
<b>Significant accounting policies</b>	1.2		

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

As per report of even date

**For Walker Chandio & Co LLP**  
 Chartered Accountants  
 Firm's Registration No.: 001076N/N500013

**For and behalf of the board of directors of Bengal Shriram Hitech City Private Limited**

Sd/-  
**Nikhil Vaid**  
 Partner  
 Membership No.: 213356

Sd/-  
**Murali Malayappan**  
 Director  
 DIN: 00030096

Sd/-  
**Krishna Veeraraghavan**  
 Director  
 DIN: 06620405

Sd/-  
**Suresh Kumar Sarawagi**  
 Chief Financial Officer

Sd/-  
**Ramaswamy Krishnaswamy**  
 Company Secretary  
 ACS No.: 28580

Hyderabad  
 28 May 2022

Bengaluru  
 28 May 2022

Bengaluru  
 28 May 2022

Kolkata  
 28 May 2022

Bengaluru  
 28 May 2022

**Bengal Shriram Hitech City Private Limited**  
**Statement of Profit and Loss for the year ended 31 March 2022**  
**(All amounts in ₹ millions unless otherwise stated)**

	Note	Year ended 31 March 2022	Year ended 31 March 2021
<b>Revenue</b>			
Revenue from operations	20	323.19	44.52
Other income	21	12.99	120.93
<b>Total income</b>		<b>336.18</b>	<b>165.45</b>
<b>Expenses</b>			
Material and contract cost		355.69	315.60
Changes in inventories	22	(725.64)	(692.96)
Employee benefits expense	23	88.84	76.65
Finance costs	24	458.86	442.98
Depreciation and amortisation expenses	2&3	20.35	20.67
Other expenses	25	55.84	58.71
<b>Total expenses</b>		<b>253.94</b>	<b>221.65</b>
<b>Profit / (Loss) before tax</b>		<b>82.24</b>	<b>(56.20)</b>
<b>Tax expense</b>	26	-	-
<b>Profit / (Loss) after tax</b>		<b>82.24</b>	<b>(56.20)</b>
<b>Other comprehensive income</b>			
(a) Items that will not be reclassified to profit or loss			
(i) Re-measurement gain on defined benefit plans		0.30	0.80
<b>Total other comprehensive income for the year</b>		<b>0.30</b>	<b>0.80</b>
<b>Total comprehensive income / (loss) for the year</b>		<b>82.54</b>	<b>(55.40)</b>
<b>Earnings per share (Nominal value ₹ 10 per share)</b>			
Basic (₹)	27	2.29	(1.57)
Diluted (₹)		2.29	(1.57)

**Significant accounting policies**

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

As per report of even date

**For Walker Chandiok & Co LLP**  
Chartered Accountants  
Firm's Registration No.: 001076N/N500013

**For and behalf of the board of directors of Bengal Shriram Hitech City Private Limited**

Sd/-  
**Nikhil Vaid**  
Partner  
Membership No.: 213356

Sd/-  
**Murali Malayappan**  
Director  
DIN: 00030096

Sd/-  
**Krishna Veeraraghavan**  
Director  
DIN: 06620405

Sd/-  
**Suresh Kumar Sarawagi**  
Chief Financial Officer

Sd/-  
**Ramaswamy Krishnaswamy**  
Company Secretary  
ACS No.: 28580

Hyderabad  
28 May 2022

Bengaluru  
28 May 2022

Bengaluru  
28 May 2022

Kolkata  
28 May 2022

Bengaluru  
28 May 2022

**Bengal Shriram Hitech City Private Limited**  
**Statement of Cash Flow for the year ended 31 March 2022**  
**(All amounts in ₹ millions, unless otherwise stated)**

	Year ended 31 March 2022	Year ended 31 March 2021
<b>A. Cash flows from operating activities:</b>		
<b>Net profit / (loss) before tax</b>	<b>82.24</b>	<b>(56.20)</b>
<b>Adjustments to reconcile profit / (loss) before tax to net cash flows</b>		
Depreciation and amortisation expenses	20.35	20.67
Income from guarantee commission	(7.87)	(1.54)
Gain on modification of financial instruments	-	(116.67)
Finance expense	458.86	442.99
<b>Operating profit before working capital changes</b>	<b>553.58</b>	<b>289.25</b>
<b>Working capital adjustments:</b>		
(Increase) in inventories	(930.68)	(692.96)
Decrease in trade receivables	0.77	14.01
(Increase) in other assets	(116.04)	(68.43)
Increase in trade payables	5.66	47.08
Increase in other liabilities	664.72	657.27
<b>Cash flows generated from operating activities</b>	<b>178.01</b>	<b>246.22</b>
Income tax paid (net)	(0.16)	(0.17)
<b>Net cash flows generated from operating activities</b>	<b>177.85</b>	<b>246.04</b>
<b>B. Cash flows from investing activities:</b>		
Purchase of property, plant and equipment	(0.12)	(0.99)
Interest received	-	0.03
Loans given to related parties (net)	(23.19)	-
<b>Net cash flows used in investing activities</b>	<b>(23.31)</b>	<b>(0.96)</b>
<b>C. Cash flows from financing activities:</b>		
Repayments of term loans from banks	(0.32)	(0.39)
Proceeds from term loans from other parties	120.00	-
Repayment of term loans from others	(530.50)	(202.57)
Payment of principal portion of lease liabilities	(2.27)	(1.82)
Loans availed from related parties (net)	404.10	4.00
Finance cost paid	(43.65)	(51.61)
<b>Net cash flows used in financing activities</b>	<b>(52.64)</b>	<b>(252.39)</b>
<b>Net increase / (decrease) in cash and cash equivalents (A + B + C)</b>	<b>101.90</b>	<b>(7.31)</b>
Cash and cash equivalents at beginning of the year	44.66	51.97
<b>Cash and cash equivalents at the end of the year (refer note 10)</b>	<b>146.56</b>	<b>44.66</b>

**Note:**

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

Liabilities	01 April 2020	Cash flow	Non cash changes			31 March 2021
			Adjustment of transaction cost	Adjustment on account of conversion of interest due into loan (**)	Accrued interest	
Term loans from banks	0.81	(0.39)	-	-	-	0.42
Term loans from other parties	584.46	(202.57)	1.39	33.07	(6.68)	409.67
Loans from related parties	1,288.06	4.00	-	-	167.71	1,459.77
Lease liabilities	15.89	(1.82)	-	-	-	14.07

Liabilities	01 April 2021	Cash flow	Non cash changes			31 March 2022
			Adjustment of transaction cost	Adjustment on account of conversion of interest due into loan (**)	Accrued interest	
Term loans from banks	0.42	(0.32)	-	-	-	0.10
Term loans from other parties	409.67	(410.50)	0.84	-	-	0.01
Loans from related parties	1,459.77	404.10	-	-	205.47	2,069.34
Lease liabilities	14.07	(2.27)	-	-	-	11.80

(\*\*) represents restructuring of interest component of the borrowings into principal component on availment of moratorium benefit from the lenders on account of COVID-19 pandemic for the installments fallen due during the period of March 2020 to August 2020.

As per report of even date.

**For Walker Chandio & Co LLP**

Chartered Accountants

Firm's Registration No.: 001076N/N500013

**For and behalf of the board of directors of Bengal Shriram Hitech City Private Limited**

Sd/-  
**Nikhil Vaid**

Partner  
Membership No.: 213356

Hyderabad  
28 May 2022

Sd/-  
**Murali Malayappan**  
Director  
DIN: 00030096

Bengaluru  
28 May 2022

Sd/-  
**Krishna Veeraraghavan**  
Director  
DIN: 06620405

Bengaluru  
28 May 2022

Sd/-  
**Suresh Kumar Sarawagi**  
Chief Financial Officer

Kolkata  
28 May 2022

Sd/-  
**Ramaswamy Krishnaswamy**  
Company Secretary  
ACS No.: 28580

Bengaluru  
28 May 2022

**Bengal Shriram Hitech City Private Limited**  
**Statement of Changes in Equity for the year ended 31 March 2022**  
(All amounts in ₹ millions, unless otherwise stated)

**A. Equity share capital**

Particulars	Amount
<b>Balance as at 1 April 2020</b>	<b>493.65</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March 2021</b>	<b>493.65</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March 2022</b>	<b>493.65</b>

**B. Other equity**

Particulars	Reserves and surplus		Total
	Securities premium	Retained earnings	
<b>Balance as at 1 April 2020</b>	<b>2,780.11</b>	<b>(1,260.30)</b>	<b>1,519.81</b>
Loss for the year	-	(56.20)	(56.20)
Other comprehensive income for the year	-	0.80	0.80
<b>Balance as at 31 March 2021</b>	<b>2,780.11</b>	<b>(1,315.70)</b>	<b>1,464.41</b>
Profit for the year	-	82.24	82.24
Other comprehensive income for the year	-	0.30	0.30
<b>Balance as at 31 March 2022</b>	<b>2,780.11</b>	<b>(1,233.16)</b>	<b>1,546.95</b>

As per report of even date

For **Walker Chandiok & Co LLP**

Chartered Accountants  
Firm's Registration No.:  
001076N/N500013

For and behalf of the board of directors of Bengal Shriram Hitech City Private Limited

Sd/-  
**Nikhil Vaid**

Partner  
Membership No.: 213356

Hyderabad  
28 May 2022

Sd/-  
**Murali Malayappan**

Director  
DIN: 00030096

Bengaluru  
28 May 2022

Sd/-  
**Krishna Veeraraghavan**

Director  
DIN: 06620405

Bengaluru  
28 May 2022

Sd/-  
**Suresh Kumar Sarawagi**

Chief Financial Officer

Kolkata  
28 May 2022

Sd/-  
**Ramaswamy Krishnaswamy**  
Company Secretary  
ACS No. :28580

Bengaluru  
28 May 2022

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**

**1 Company overview and significant accounting policies**

**1.1 Company overview**

Bengal Shriram Hitech City Private Limited ('the Company'), was incorporated on 17 November 2006. The Company is engaged in the business of real estate construction, development and other related activities. The Company is a private limited company, incorporated and domiciled in India and has its registered office at Bengaluru, Karnataka, India. The company is a subsidiary of Shriram Properties Limited.

**1.2 Significant accounting policies**

**a. Statement of compliance**

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind-AS) as per Companies (Indian Accounting Standards) Rules 2015 notified under section 133 of the Companies Act, 2013 (the 'Act') and other relevant provisions of the Act.

The Company as at the year end is a subsidiary of Shriram Properties Limited, a company incorporated in India, whose registered address is situated at Lakshmi Leela Rite Choice Chamber New No. 9, Bazullah Road, T Nagar, Chennai - 600017. The consolidated financial statements of Shriram Properties Limited have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015, as amended, notified under Section 133 of Companies Act, 2013, (the 'Act') and other relevant provisions of the Act. Hence in accordance with the exemption given under sub-section 3 of Section 129 of the Companies Act 2013 and under Rule 6 of The Companies (Accounts) Rules 2014, the Company is not required to produce, and has not published, consolidated financial statements.

The financial statements for year ended 31 March 2022 were authorized and approved for issue by the Board of Directors on 28 May 2022.

**b. Basis of preparation of financial statements**

The financial statements have been prepared on going concern basis under the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes in to account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share based payment transactions that are within the scope of Ind AS 102, 'Share-based Payment', leasing transactions that are within the scope of Ind AS 116, 'Leases', and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 'Inventories', or value in use in Ind AS 36 'Impairment of assets' etc.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data rely as little as possible on entity specific estimates.

Level 3: Inputs for the assets or liabilities that are not based on the observable marked data (unobservable inputs).

**c. Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and disclosure of contingent liabilities at the end of the reporting period. Although these estimates are based upon 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 in future period. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Application of accounting policies that require significant accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 1.3.

**d. Recent pronouncements**

**Amendment to Ind AS 116 – COVID-19-Related Rent concessions**

The economic challenges presented by the COVID-19 pandemic have persisted longer than anticipated, and therefore the practical expedient relating to rent concessions arising as a consequence of COVID-19 has been modified. Accordingly, lessees are now exempted from assessing whether a COVID-19-related rent concession is a lease modification, if the reduction in lease payments affects only payments originally due on or before 30 June 2022. Earlier the practical expedient was allowed only for lease payments originally due on or before 30 June 2021. The adoption of these amendments did not have any impact on the statement of profit and loss for the year ended 31 March 2022.

**Amendment to Ind AS 104, Ind AS 107, Ind AS 109 and Ind AS 116 - Interest Rate Benchmark Reform – Phase 2**

This amendment relates to 'Interest Rate Benchmark Reform – Phase 2 (Amendments to Ind AS 104, Ind AS 107, Ind AS 109 and Ind AS 116)' which addresses issues that might affect financial reporting after the reform of an interest rate benchmark, including its replacement with alternative benchmark rates. Some of the key amendments arising from the interest rate benchmark are: Ind AS 109: New guidance has been included on changes in the basis for determining the contractual cash flows as a result of interest rate benchmark reform. Ind AS 107: Additional disclosures related to nature and extent of risks to which the entity is exposed from financial instruments subject to interest rate benchmark reform and how the entity manages these risks. The adoption of these amendments did not have any impact on the financial statements.

**Amendments to Ind AS consequential to Conceptual Framework under Ind AS**

The amendments relating to Ind AS 102, Share-based Payment; Ind AS 103, Business Combinations; Ind AS 106, Exploration for and Evaluation of Mineral Resources; Ind AS 114, Regulatory Deferral Accounts; Ind AS 1, Presentation of Financial Statements; Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors; Ind AS 34, Interim Financial Reporting; Ind AS 37, Provisions, Contingent Liabilities and Contingent Assets; Ind AS 38, Intangible Assets, are consequential due to changes in the Conceptual Framework under Ind AS, made in August 2020. The revised Conceptual Framework introduced some new concepts and clarifications along with revision in definitions and changes in recognition criteria of assets and liabilities under Ind AS. The adoption of these amendments did not have any material impact on the financial statements.

**1.2 Significant accounting policies (continued)**

**d. Recent pronouncements (continued)**

**Amendment to Schedule III of the Companies Act, 2013**

On 24 March 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules, 2015 include, among other things, requirement for disclosure of Current maturities of long-term borrowings separately within borrowings instead of earlier disclosure requirement under Other Financial Liabilities. Other amendments in the notification applicable for full annual financial statements have been adopted by the Company by providing applicable disclosures in the financial statements for the year ending 31 March 2022.

**e. Standards/ amendments issued but not yet effective**

**Companies (Indian Accounting Standards) Amendment Rules, 2022**

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On 23 March 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, applicable for annual periods beginning on or after 01 April 2022, as below:

**Amendments to Ind AS 103 – Business Combinations – Reference to Conceptual Framework**

The amendments specifies that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Conceptual Framework for Financial Reporting under Indian Accounting Standards (Conceptual Framework) issued by the Institute of Chartered Accountants of India at the acquisition date. These changes do not significantly change the requirements of Ind AS 103. The adoption of amendments to Ind AS 103 is not expected to have any material impact on the financial statements.

**Amendments to Ind AS 109 – Financial Instruments**

The amendments clarifies which fees an entity includes when it applies the '10 percent' test of Ind AS 109 in assessing whether to derecognize a financial liability. The adoption of amendments to Ind AS 109 is not expected to have any material impact on the financial statements.

**Amendments to Ind AS 16 – Property, Plant and Equipment – Proceeds before intended use**

The amendments clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The adoption of amendments to Ind AS 16 is not expected to have any material impact on the financial statements.

**Amendments to Ind AS 37 – Onerous Contracts – Cost of Fulfilling a Contract**

The amendments specifies that the cost of fulfilling a contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract can either be the incremental costs of fulfilling that contract (for example, direct labour and materials); or an allocation of other costs that relate directly to fulfilling contracts (for example, an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling that contract among others). The adoption of amendments to Ind AS 37 is not expected to have any material impact on the financial statements.

**f. Current versus non-current classification**

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

(i) An asset is classified as current when it is:

- Expected to be realized or intended to 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

(ii) All other assets are classified as non-current.

(iii) A liability is classified as 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

(iv) All other liabilities are classified as non-current.

Based on the nature of service and the time between the acquisition of assets for development and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities which pertain to the project and for all other assets and liabilities the Company has considered twelve months.

**g. Foreign currency transactions**

Functional and presentation currency

The financial statements are presented in Indian Rupee (' ₹ ') which is also the functional and presentation currency of the Company. All amounts have been rounded-off to the nearest million, unless otherwise indicated.

(a) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

(b) Conversion

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**

**1.2 Significant accounting policies (continued)**

**h. Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in most of its revenue arrangements.

Revenue is recognised on satisfaction of performance obligation upon transfer of control of residential units to customers in an amount that reflects the consideration the Group expects to receive in exchange for those residential units, unless:

1. The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
2. The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. 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.

**Revenue from sale / services**

Revenue is recognised over the time from the financial year in which the registration of sale deed is executed based on the percentage-of-completion method ('POC method') of accounting with cost of project incurred (input method) for the respective projects determining the degree of completion of the performance obligation.

The revenue recognition of real estate property under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately in the Statement of Profit and Loss

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

The Company recognises revenue from administrative fees over the time as and when services are rendered and the collectability is reasonably assured.

The revenue from transfer of development right are recognized in the year in which the legal agreements are duly executed and the performance obligations thereon are duly satisfied and there exists no uncertainty in the ultimate collection of consideration from customers.

Interest on delayed receipts, cancellation/forfeiture income and transfer fees from customers are recognised based upon underlying agreements with customers except in cases where ultimate collection is considered doubtful.

Unbilled revenue disclosed under other financial assets represents revenue recognised over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognised profits to date on projects under construction are disclosed under other current liabilities. Any billed amount that has not been collected is disclosed under trade receivables and is net of any provisions for amounts doubtful of recovery.

**i. Inventories**

**Properties under development**

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development.

Inventory is valued at cost and net realisable value (NRV), whichever is less. NRV is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale and estimated costs of completion (in case of properties under development).

**j. Property, Plant and Equipment (PPE)**

**Recognition and initial measurement**

Properties plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met, any expected costs of decommissioning and any directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

**Subsequent measurement**

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit and loss as incurred.

**Depreciation and useful lives**

Depreciation/amortization on fixed assets is provided on the straight-line method, based on the useful life of asset specified in Schedule II to the Companies Act, 2013. The Management estimates the useful lives of the assets as per the indicative useful life prescribed in Schedule II to the Companies Act, 2013 except shuttering materials whose life is estimated as 7 years. Residual values, useful lives and method of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

<b>Asset Description</b>	<b>Useful life</b>
Furniture and fixtures	10 years
Office equipment	5 years
Computers	3 years
Vehicles	8 years
Plant and machinery	10 years
Shuttering material	7 years

Cost of assets not ready for use at the balance sheet date are disclosed under capital work-in-progress.

The Company based on technical assessment made by technical expert and management estimated, depreciates shuttering material over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

**De-recognition**

An item of property, plant and equipment and any significant part initially recognized is derecognized 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 statement of profit and loss when the asset is derecognized.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**

**1.2 Significant accounting policies (continued)**

**k. Intangible assets**

**Recognition and initial measurement**

Intangible assets (software) are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

**Subsequent measurement (amortization)**

The cost of capitalized software is amortized over a period of 3 years from the date of its acquisition on a straight line basis.

**l. Borrowing cost**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

All other borrowing costs are recognized in the Statement of Profit and Loss in the period in which they are incurred.

The Company determines the amount of borrowing costs eligible for capitalisation as the actual borrowing costs incurred on that borrowing during the period less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset. In case if the Company borrows generally and uses the funds for obtaining a qualifying asset, borrowing costs eligible for capitalisation are determined by applying a capitalization rate to the expenditures on that asset.

The Company suspends capitalization of borrowing costs during extended periods in which it suspends active development of a qualifying asset.

**m. Cash and cash equivalents**

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to insignificant risk of changes in value.

**n. Employee benefits**

**Defined contribution plan**

The Company's contribution to provident fund is charged to the statement of profit and loss. The Company's contributions towards provident fund are deposited with the Regional Provident Fund Commissioner under a defined contribution plan, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

**Defined benefit plan**

The liability recognized in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries who use the projected unit credit method to calculate the defined benefit obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the Statement of Profit and Loss.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in profit or loss as past service cost.

Actuarial gain or loss arising from experience adjustments and changes in actuarial assumptions are recognized in other comprehensive income in the year in which such gain or loss arise.

**Vacation pay**

The Company also provides benefit of vacation pay to its employees. Liability in respect of vacation pay becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss or inventorized as a part of project under development, as the case may be in the year in which such gains or losses arise.

The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

**Other short-term benefits**

Short-term employee benefits comprising employee costs including performance bonus is recognized in the statement of profit and loss on the basis of the amount paid or payable for the period during which services are rendered by the employee.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**

**1.2 Significant accounting policies (continued)**

**o. Tax expense**

***Income taxes***

Income tax expense represents the sum of the tax currently payable and deferred tax

***Current tax***

Current tax is the amount of tax payable based on the taxable profit for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws in the countries where the Company operates and generates taxable income.

***Deferred tax***

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

***Current and deferred tax for the period***

Current and deferred tax are recognized in profit or 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.

**p. Earnings per share**

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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. Provisions, contingent assets and contingent liabilities**

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material, 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 recognised as a finance cost.

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

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

(ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

**1.2 Significant accounting policies (continued)**

**r. Financial instruments**

**Financial assets**

**Initial recognition and measurement**

All financial assets are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

**Subsequent measurement**

**Debt Instruments**

**Debt instruments at amortized cost**

A 'Debt instruments' is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows 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.

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 statement of profit and loss.

**Debt Instruments at fair value through other comprehensive income (FVTOCI)**

A debt instrument is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Fair value movements are recognized in other comprehensive income (OCI).

**Debt instruments at Fair value through profit and loss (FVTPL)**

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

**Equity investments**

All equity investments in the scope of Ind AS 109, 'Financial Instruments', are measured at fair value. Equity instruments which are held for trading and contingent consideration has been recognized by an acquirer in a business combination to which Ind AS 103, 'Business Combinations' applies, are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in OCI with subsequent changes in the fair value.

The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in the OCI.

There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of investment.

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

**De-recognition of financial assets**

A financial asset is primarily de-recognised when the rights to receive cash flow from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

**s. Financial liabilities**

**Initial recognition**

All financial liabilities are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. These liabilities are classified as amortized cost.

**Subsequent measurement**

These liabilities include are borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortized cost using the effective interest method.

**De-recognition of financial liabilities**

A financial liability is de-recognized 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 de-recognition 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 and Loss.

**Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

**t. Financial guarantee contracts**

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortization.

## 1.2 Significant accounting policies (continued)

### u. Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the twelve month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized is recognized as an impairment gain or loss in the statement of profit and loss.

### v. Impairment of non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. 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 for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in the statement of profit and loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

### w. Investment in subsidiaries and joint ventures

Investment in equity instruments of subsidiaries and joint ventures are stated at cost as per Ind AS 27 'Separate Financial Statements. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution, provision for impairment is recorded in statement of Profit and Loss.

### x. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Company is engaged in the business of construction, development and sale of all or any part of housing project which is the only reportable segment. The Company operates primarily in India and there is no other significant geographical segment.

### y. Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature and item of income or expenses associated with investing or financing cash flows. The cash from operating, investing and financing activities of the Company are segregated.

### z. 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

#### 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

#### Short-term leases and leases of low-value assets

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

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**

**1.3 Significant estimates in applying accounting policies**

- a. Revenue from contracts with customers - The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.
- b. Net realizable value of inventory - The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.
- c. Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.
- d. Impairment of investments - At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in subsidiaries and joint ventures.
- e. Contingent liabilities – At each balance sheet date basis the management estimate, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding guarantees and litigations. However, the actual future outcome may be different from this
- f. Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**2 Property, plant and equipment**

Details of the Company's property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting year is as follows:

Particulars	Shuttering material	Furniture and fixtures	Vehicles	Office equipment	Computers	Plant and machinery	Right of use - Building	Total
<b>Gross carrying amount</b>								
<b>At 01 April 2020</b>	120.94	0.41	1.79	1.99	4.63	0.76	17.18	147.69
Additions	-	0.36	-	0.63	-	-	-	0.99
Disposals	-	-	-	(0.03)	-	-	-	(0.03)
<b>At 31 March 2021</b>	120.93	0.77	1.79	2.59	4.63	0.76	17.18	148.65
Additions	-	-	0.06	0.06	-	-	-	0.12
Disposals	-	-	-	-	(0.99)	-	-	(0.99)
<b>At 31 March 2022</b>	120.93	0.77	1.85	2.65	3.64	0.76	17.18	147.78
<b>Accumulated depreciation</b>								
<b>Upto 01 April 2020</b>	35.93	0.14	0.44	0.86	2.87	0.21	2.68	43.13
Charge for the year (*)	16.05	0.04	0.21	0.48	0.80	0.07	2.67	20.32
Adjustments for disposals	-	-	-	(0.03)	-	-	-	(0.03)
<b>Upto 31 March 2021</b>	51.98	0.18	0.65	1.31	3.67	0.28	5.35	63.42
Charge for the year (*)	16.05	0.07	0.21	0.35	0.58	0.07	2.67	20.00
Adjustments for disposals	-	-	-	-	(0.99)	-	-	(0.99)
<b>Upto 31 March 2022</b>	68.03	0.25	0.86	1.66	3.26	0.35	8.02	82.43
<b>Net block</b>								
<b>At 31 March 2021</b>	68.95	0.59	1.14	1.28	0.96	0.48	11.83	85.23
<b>At 31 March 2022</b>	52.90	0.52	0.99	0.99	0.38	0.41	9.16	65.35

(\*) includes depreciation inventorized amounting to ₹ 16.05 million (31 March 2021: ₹ 16.05 million)

**a. Contractual obligations**

There are no contractual commitments pending for the acquisition of property, plant and equipment as at 31 March 2022 and 31 March 2021.

**b. Capitalized borrowing cost**

There are no borrowing costs capitalized during the year ended 31 March 2022 and 31 March 2021.

**c. Property, plant and equipment pledged as security**

Details of property, plant and equipment pledged are given as per note 28

**3 Other intangible assets**

Details of the Company's other intangible assets and reconciliation of their carrying amounts from beginning to end of reporting year is as follows:

Particulars	Computer software	Total
<b>Gross carrying amount</b>		
<b>At 01 April 2020</b>	1.22	1.22
Additions	-	-
<b>At 31 March 2021</b>	1.22	1.22
Additions	-	-
Disposals	(0.38)	(0.38)
<b>At 31 March 2022</b>	0.84	0.84
<b>Accumulated amortization</b>		
<b>Upto 01 April 2020</b>	0.43	0.43
Charge for the year	0.35	0.35
<b>Upto 31 March 2021</b>	0.78	0.78
Charge for the year	0.35	0.35
Adjustments for disposals	(0.38)	(0.38)
<b>Upto 31 March 2022</b>	0.75	0.75
<b>Net block</b>		
<b>At 31 March 2021</b>	0.44	0.44
<b>At 31 March 2022</b>	0.08	0.08

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

	As at 31 March 2022	As at 31 March 2021
<b>4 Investments</b>		
<b>Non Current</b>		
<b>Investment in equity instruments</b>		
<b>Unquoted</b>		
<b>In Subsidiary</b>		
SPL Estates Private Limited (*)	20.53	10.89
9,999 (31 March 2021: 9,999) fully paid equity shares of ₹ 10 each	<b>20.53</b>	<b>10.89</b>
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	20.53	10.89
Aggregate amount of impairment in value of investments	-	-
	<b>20.53</b>	<b>10.89</b>
(*) Subsidiary w.e.f 08 February 2022		
<b>5 Other financial assets</b>		
<b>A Non-current</b>		
<b>Unsecured, considered good</b>		
Security deposits	2.66	2.77
	<b>2.66</b>	<b>2.77</b>
<b>B Current</b>		
<b>Unsecured, considered good</b>		
Revenue share receivable from related party (refer note 32)	95.34	-
Unbilled revenue (refer note 32)	43.39	44.52
	<b>138.73</b>	<b>44.52</b>
<b>6 Non-current tax assets</b>		
Advance income tax, including tax deducted at source	5.76	5.60
	<b>5.76</b>	<b>5.60</b>
<b>7 Other assets</b>		
<b>A Non-current</b>		
<b>Unsecured, considered good</b>		
Security deposits	78.08	78.08
	<b>78.08</b>	<b>78.08</b>
<b>B Current</b>		
Advance for project	207.65	190.16
Advance to staff	1.68	0.60
Prepaid expenses	100.73	87.92
Balances with statutory authorities	23.62	33.06
	<b>333.68</b>	<b>311.74</b>
<b>8 Inventories (*)</b> <b>(Valued at cost or Net realisable value, which ever is lower)</b>		
Properties under development (#)	9,957.77	9,027.09
	<b>9,957.77</b>	<b>9,027.09</b>
(*) Details of assets pledged are as per note 28		
(#) Includes company's entitlement on proportionate share of constructed properties receivable amounting to ₹ 841.03 million (31 March 2021 : ₹ 622.40 million) pursuant to Joint Development Agreement entered with related parties. Refer note 31.		
<b>9 Trade receivables (*)</b>		
Trade receivables	154.64	155.41
	<b>154.64</b>	<b>155.41</b>
<b>Break up of security details</b>		
Trade receivables considered - secured	154.64	155.41
	<b>154.64</b>	<b>155.41</b>
(*) Details of assets pledged are as per note 28		

**For the year ended 31 March 2022**

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables- considered good	79.50	9.52	14.40	24.10	27.14	154.64

**For the year ended 31 March 2021**

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables- considered good	65.92	5.10	41.49	42.90	-	155.41

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

	As at 31 March 2022	As at 31 March 2021
<b>10 Cash and cash equivalents</b>		
Cash in hand	1.29	1.54
Cheques in hand	5.93	-
Balances with banks in current accounts	139.34	43.12
	<b>146.56</b>	<b>44.66</b>

**11 Loans**

**Current**

Loan to related parties (refer note 32)

205.80	159.30
<b>205.80</b>	<b>159.30</b>

**Details of loans, unsecured**

Loans receivables, considered good

205.80	159.30
<b>205.80</b>	<b>159.30</b>

**Loans and advances to Directors / KMP / Related Parties repayable on demand**

Type of Borrower	As at 31 March 2022		As at 31 March 2021	
	Amount outstanding (*)	Percentage of Total (^)	Amount outstanding (*)	Percentage of Total (^)
Promoter	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related parties	205.80	100%	159.30	100%
	<b>205.80</b>	<b>100%</b>	<b>159.30</b>	<b>100%</b>

(\*) represents loan and security deposit in the nature of loan

(^ ) represents percentage to the total loans and security deposit in the nature of loans

**12 Equity share capital**

**Authorised share capital**

	31 March 2022		31 March 2021	
	Number	Amount	Number	Amount
Class A 'Equity share capital of face value of ₹10 each	2,15,00,000	215.00	2,15,00,000	215.00
Class B 'Equity share capital of face value of ₹10 each	1,25,00,000	125.00	1,25,00,000	125.00
Class C 'Equity share capital of face value of ₹10 each	15,00,000	15.00	15,00,000	15.00
Class D 'Equity share capital of face value of ₹10 each	7,50,000	7.50	7,50,000	7.50
Class 'A' compulsorily convertible cumulative preference shares of ₹ 10 each	1,35,00,000	135.00	1,35,00,000	135.00
	<b>4,97,50,000</b>	<b>497.50</b>	<b>4,97,50,000</b>	<b>497.50</b>

**Issued, subscribed and fully paid up shares**

Class A 'Equity share capital of face value of ₹10 each	2,15,00,000	215.00	2,15,00,000	215.00
Class B 'Equity share capital of face value of ₹10 each	1,25,00,000	125.00	1,25,00,000	125.00
Class C 'Equity share capital of face value of ₹10 each	11,35,398	11.35	11,35,398	11.35
Class D 'Equity share capital of face value of ₹10 each	7,50,000	7.50	7,50,000	7.50
Class 'A' compulsorily convertible cumulative preference shares of ₹ 10 each	1,34,80,000	134.80	1,34,80,000	134.80
	<b>4,93,65,398</b>	<b>493.65</b>	<b>4,93,65,398</b>	<b>493.65</b>

**(i) Reconciliation of number of equity shares outstanding at the beginning and at the end of the year**

Equity shares	31 March 2022		31 March 2021	
	Number	Amount	Number	Amount
<b>Class A</b>				
Balance at the beginning of the year	2,15,00,000	215.00	2,15,00,000	215.00
Changes during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>2,15,00,000</b>	<b>215.00</b>	<b>2,15,00,000</b>	<b>215.00</b>
<b>Class B</b>				
Balance at the beginning of the year	1,25,00,000	125.00	1,25,00,000	125.00
Changes during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>1,25,00,000</b>	<b>125.00</b>	<b>1,25,00,000</b>	<b>125.00</b>
<b>Class C</b>				
Balance at the beginning of the year	11,35,398	11.35	11,35,398	11.35
Changes during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>11,35,398</b>	<b>11.35</b>	<b>11,35,398</b>	<b>11.35</b>
<b>Class D</b>				
Balance at the beginning of the year	7,50,000	7.50	7,50,000	7.50
Changes during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>7,50,000</b>	<b>7.50</b>	<b>7,50,000</b>	<b>7.50</b>
<b>Balance at the end of the year</b>	<b>3,58,85,398</b>	<b>358.85</b>	<b>3,58,85,398</b>	<b>358.85</b>

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**12 Equity share capital (continued)**

**(ii) Reconciliation of number of compulsory convertible cumulative preference shares outstanding at the beginning and at the end of the year**

	31 March 2022		31 March 2021	
	Number	Amount	Number	Amount
Preference shares				
Balance at the beginning of the year	1,34,80,000	134.80	1,34,80,000	134.80
Changes during the year	-	-	-	-
<b>Balance at the end of the year</b>	<b>1,34,80,000</b>	<b>134.80</b>	<b>1,34,80,000</b>	<b>134.80</b>

**(iii) Details of shareholder holding more than 5% share capital and shares held by the Holding company**

Name of the equity shareholder	31 March 2022		31 March 2021	
	Number of shares	% holding in the class	Number of shares	% holding in the class
<b>Class A</b>	2,14,98,000	99.99%	2,14,98,000	99.99%
Shriram Properties Limited (Holding Company)				
<b>Class B</b>	1,25,00,000	100.00%	1,25,00,000	100.00%
Shriram Properties Limited (Holding Company)				
<b>Class C</b>	11,35,398	100.00%	11,35,398	100.00%
Shriram Properties Limited (Holding Company)				
<b>Class D</b>	7,50,000	100.00%	7,50,000	100.00%
Shriram Properties Limited (Holding Company)				

  

Name of the preference shareholder	31 March 2022		31 March 2021	
	Number of shares	% holding in the class	Number of shares	% holding in the class
Shriram Properties Limited (Holding Company)	1,34,80,000	100.00%	1,34,80,000	100.00%

**(iv) Rights, preferences and restrictions attached to each class of equity shares:**

**a) Class A equity shares**

Class A equity shares shall be entitled to one vote per equity share outstanding. Each Class A equity share shall be entitled to receive equal dividends. These shares are subject to the limitations on transfer specified in the Articles of Association. No dividends may be paid in respect of the Class A equity shares and no buy backs or redemptions of the Class A equity shares shall be allowed while any of the Class B equity shares, Class C equity shares and Class D equity shares remain outstanding.

**b) Class B, Class C and Class D equity shares**

Class B, Class C and Class D equity shares shall not be entitled to vote on matters brought for a vote of the shareholders of the Company, except that no modification to the rights and obligations of Class B, Class C or Class D equity shares shall be made by the Company without the approval of the holders of the respective class of equity shares. These shares are subject to the limitations on transfer specified in the Articles of Association. In the event of a merger or amalgamation of the Company with another company, the holders of the Class B, Class C and Class D equity shares shall be entitled to receive an instrument providing substantially similar economic rights as they currently enjoy.

**Class B** equity shares shall be subject to re-purchase by the Company at a per share price of not less than the par value thereof.

**Class C** and **Class D** equity shares shall be subject to re-purchase by the Company at a price equal to the par value thereof or such other price as may be determined by the Company.

In the event of a public offering or sale of all the shares of the Company to third party, the Class C shares will convert, prior to such event, into such number of Class A equity shares which shall equal the aggregate par value of the Class C shares. The holder of Class C equity shares [other than Shriram Properties Limited ("SPL")] shall not be entitled to sell/ transfer such shares without prior written consent of SPL. SPL or any person(s) nominated by it shall at all times be entitled to purchase from the holders of Class C equity shares (other than SPL), such shares at a price mutually agreed but not exceeding the aggregate par value of such shares. The Company may at any time at its option, convert all or any of the Class C equity shares into Class A equity shares, the value of which shall be equal to par value of such shares so converted. In case of liquidation/ winding up of the Company, the Class C equity share holders shall be entitled to receive the par value of such shares held.

**(v) Rights attached to the preference shares:**

**Class A preference shares**

The Class A preference shares shall be convertible at the election of the Company into Class A equity shares at the conversion rate of 0.000178 per share at any time after the tenth anniversary of the date of issuance of the Class A preference shares. Prior to any liquidation or winding up of the Company, the Class A preference shares shall be automatically converted into Class A equity shares at the aforesaid conversion rate. On the twentieth anniversary of the date of issuance of the Class A preference shares, the Class A preference shares that remain outstanding on that date shall be automatically converted into Class A equity shares at the aforesaid conversion rate.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**12 Equity share capital (continued)**

**(vi) Aggregate number of bonus shares issued and shares issued for consideration other than cash during the year of five years immediately preceding the reporting date:**

There have been no buy-back of shares, issue of bonus share and issue of shares pursuant to contract without payment being received in cash for the period of five years immediately preceding the reporting date.

**(vii) Details of shares holding by promoters**

Promoter's name	31 March 2022			31 March 2021		
	No. of shares	% of total shares	% change during the year	No. of shares	% of total shares	% change during the year
<b>Equity shares</b>						
<b>Class A</b>						
Shriram Properties Limited (Holding Company)	2,14,98,000	99.99%	-	2,14,98,000	99.99%	-
<b>Class B</b>						
Shriram Properties Limited (Holding Company)	1,25,00,000	100%	-	1,25,00,000	100%	-
<b>Class C</b>						
Shriram Properties Limited (Holding Company)	11,35,398	100%	-	11,35,398	100%	-
<b>Class D</b>						
Shriram Properties Limited (Holding Company)	7,50,000	100%	-	7,50,000	100%	-
<b>Preference shares</b>						
Shriram Properties Limited (Holding Company)	1,34,80,000	100%	-	1,34,80,000	100%	-

**13 Other equity**

	As at 31 March 2022	As at 31 March 2021
Securities premium	2,780.11	2,780.11
Retained earnings	(1,233.16)	(1,315.70)
	<b>1,546.95</b>	<b>1,464.41</b>

**Nature of reserves**

**(a) Securities premium**

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the

**(b) Retained earnings**

Retained earnings represents the accumulated undistributed earnings of the Company as at balance sheet date.

**14 Borrowings(\*)**

**A Non Current**

**Term loans (Secured)**

From banks	0.11	0.42
Less: Current maturities of long term borrowings	(0.11)	(0.35)
	<b>-</b>	<b>0.07</b>

**B Current**

**Term loans (secured)**

From other parties	-	409.67
Current maturities of long term borrowings	0.11	0.35
<b>Loans repayable on demand (unsecured)</b>		
Loans from related parties (refer note 32)	2,069.34	1,459.77
	<b>2,069.45</b>	<b>1,869.79</b>

(\*) Refer note 28 for assets pledged as security against borrowings.

**Note:**

- The Company has utilized the borrowings from financial institutions for the specific purpose for which it was taken at the balance sheet date.
- The Company does not have any charge which is yet to be registered with Registrar of Companies (ROC) beyond the statutory period.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**14 Borrowings (Continued)**

Sl.No	Particulars	Nature of security	Repayment details	Interest rate	31 March 2022	31 March 2021
<b>Non-Current borrowings</b>						
<b>Term loans from banks (secured)</b>						
1	IndusInd Bank Limited	First charge by hypothecation of vehicle (Maruti New Ertiga Smart Hybrid VDI BS IV).	Repayable in 47 equated monthly instalments commencing from November 2018	8.54%	0.11	0.33
2	IndusInd Bank Limited	First charge by hypothecation of vehicle (M&M Bolero Power Plus SLE 2WD 7STR BS IV)	Repayable in 47 equated monthly instalments commencing from October 2017	9.22%	-	0.09
					<b>0.11</b>	<b>0.42</b>
<b>Current borrowings</b>						
<b>Term loans from others (secured)</b>						
1	LIC Housing Finance Corporation	(a) Equitable mortgage of 15.03 acres of land and structure thereon of project 'Shriram Grand City Phase 1' situated in Uttarpara, West Bengal (b) Assignment/hypothecation of receivables of project 'Shriram Grand City Phase 1' and project escrow account (c) Corporate Guarantee of Shriram Properties Limited (Holding Company) Unamortized upfront fees on borrowing	Repayable in 31 monthly installments after a moratorium period of 52 months starting May 2016	13.60% - 14.00%	-	410.49
					-	(0.83)
					<b>-</b>	<b>409.66</b>
(*)	Loan is pre-closed during the year					
<b>Loans from related parties</b>						
2	Shriram Properties Limited	Unsecured	Repayable on demand	13.00%	2,069.34	1,459.77
					<b>2,069.34</b>	<b>1,459.77</b>

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

	As at 31 March 2022	As at 31 March 2021
<b>15 Lease Liabilities</b>		
<b>A Non-current</b>		
Lease liability (refer note 34)	9.22	11.80
	<b>9.22</b>	<b>11.80</b>
<b>B Current</b>		
Lease liability (refer note 34)	2.58	2.27
	<b>2.58</b>	<b>2.27</b>
<b>16 Financial liabilities</b>		
<b>A Non-current</b>		
Non-compete fees payable (*)	-	307.01
	-	<b>307.01</b>
<b>B Current</b>		
Non-compete fees payable (*)	1,930.57	1,419.03
Other payables	165.16	163.22
Advances towards joint development agreement (refer note 31)	232.80	205.11
Security deposit received (refer note 32)	600.00	600.00
	<b>2,928.53</b>	<b>2,387.36</b>

(\*) The Company has agreed to undertake certain liability amounting to ₹ 1,944.7 million payable to Government of West Bengal for acquisition of land. As per the arrangement, the payment is payable in the form of 4% of sales proceed from the project with a moratorium period of 3 years starting from 01 November 2014. The amount is payable along with interest of 6.25% p.a. on a reducing balance method.

<b>17 Provisions</b>		
<b>A Non-current</b>		
Provision for employee benefits:		
Gratuity (*)	3.82	3.11
	<b>3.82</b>	<b>3.11</b>
<b>B Current</b>		
Provision for employee benefits:		
Gratuity (*)	0.19	0.09
Compensated absences (*)	1.93	1.71
	<b>2.12</b>	<b>1.80</b>

(\*) For details of employee benefits, refer note 33

<b>18 Trade payables</b>		
Total outstanding dues of micro and small enterprises (refer note below)	11.91	5.00
Total outstanding dues to creditors other than to micro enterprises and small enterprises	238.61	239.86
	<b>250.52</b>	<b>244.86</b>

(\*) **Disclosure of dues to micro enterprises and small enterprises**  
The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSME Act'). Accordingly, the disclosure in respect of amounts payable to such enterprises as at 31 March 2022 has been made in the financial statements based on the information received and available with the Company. The Company has not received any claim for interest from any supplier as at the balance sheet date. The disclosures as required under section 22 of MSMED Act, 2006 under the Chapter on Delayed Payments to Micro, Small and Medium Enterprises is as below:

Particulars	31 March 2022 (₹)	31 March 2021 (₹)
(i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	11.91	5.00
(ii) the amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
(iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
(iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
(v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act, 2006.	Nil	Nil

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**18 Trade payables (Continued)**

**Undisputed trade payables ageing schedule as at 31 March 2022**

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	11.91	-	-	-	11.91
Others	205.13	28.46	3.94	1.08	238.61

**Undisputed trade payables ageing schedule as at 31 March 2021**

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	5.00	-	-	-	5.00
Others	232.48	6.29	0.24	0.85	239.86

**19 Other current liabilities**

	As at 31 March 2022	As at 31 March 2021
Deferred guarantee commission income	9.24	7.49
Advance received from customers	3,634.31	2,980.94
Statutory dues	31.25	23.17
Advances towards joint development agreement	128.00	128.00
	<b>3,802.80</b>	<b>3,139.60</b>

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

	Year ended 31 March 2022	Year ended 31 March 2021
<b>20 Revenue from operations</b>		
Sale of constructed / developed properties	75.97	-
Administrative income (refer note 32)	42.18	44.52
<b>Other operating income</b>		
Income from transfer of development rights (*) (refer note 32)	205.04	-
	<b>323.19</b>	<b>44.52</b>
<p>(*) During the financial year ended 31 March 2020, the Company had transferred development rights to its erstwhile joint venture, SPL Estates Private Limited in consideration for a certain percentage share in the project. During the current year, both the parties have renegotiated for additional consideration of ₹ 205.04 million resulting in modification of joint development agreement (JDA), accordingly, the Company has recognised the aforesaid incremental share in the project under the head 'properties under development'</p>		
<b>21 Other income</b>		
Other non-operating income		
- Gain arising out of modification of financial instruments	-	116.67
- Income from guarantee commission (refer note 32)	7.87	1.54
- Miscellaneous income	5.12	2.72
	<b>12.99</b>	<b>120.93</b>
<b>22 Changes in inventory</b>		
Inventory at the beginning of the year	9,027.09	8,334.13
Inventory at the end of the year	9,957.77	9,027.09
	<b>(930.68)</b>	<b>(692.96)</b>
Add: Adjustment of fair value of revenue share of Joint Development agreement (*)	205.04	-
	<b>(725.64)</b>	<b>(692.96)</b>
<p>(*) During the financial year ended 31 March 2020, the Company had transferred development rights to its erstwhile joint venture, SPL Estates Private Limited in consideration for a certain percentage share in the project. During the current year, both the parties have renegotiated for additional consideration of ₹ 205.04 million resulting in modification of joint development agreement (JDA), accordingly, the Company has recognised the aforesaid incremental share in the project under the head 'properties under development'</p>		
<b>23 Employee benefits expense</b>		
Salaries and wages	81.91	71.57
Contribution to provident fund and other funds (refer note 33B)	3.05	2.87
Staff welfare expenses	2.77	1.19
Gratuity (refer note 33A)	1.11	1.02
	<b>88.84</b>	<b>76.65</b>
<b>24 Finance costs (*)</b>		
<b>Finance expense:</b>		
Interest expense on		
- term loans	41.66	72.47
- loan from related party (refer note 32)	205.47	167.71
- on non-compete fee	204.52	201.55
- on deposit discounting	27.69	6.37
- on lease liability	1.70	1.97
Other borrowing costs	1.13	4.94
	<b>482.17</b>	<b>455.01</b>
<b>Finance income:</b>		
Interest income		
- on fixed deposit	-	0.03
- on loan to related party (refer note 32)	23.31	12.00
	<b>23.31</b>	<b>12.03</b>
<b>Finance costs, net</b>	<b>458.86</b>	<b>442.98</b>

(\*) Includes finance expense inventorized amounting to ₹ 428.33 million (31 March 2021: ₹ 429.65 million)

**Summary of significant accounting policies and other explanatory information**  
(All amounts in ₹ millions, unless otherwise stated)

**25 Other expenses**

	Year ended 31 March 2022	Year ended 31 March 2021
Bank charges	0.45	0.29
Communication expenses	2.48	2.48
Insurance expenses	0.20	0.19
Legal and professional charges	6.30	5.77
Power and fuel expenses	2.36	1.93
Printing and stationery	0.35	0.31
Rates and taxes	12.07	8.40
Rent expenses	1.23	0.66
Repairs and maintenance	10.59	8.93
Advertisement and sales promotion	7.42	13.45
Brokerage expenses	1.73	-
Security expenses	3.17	10.17
Director sitting fees	0.09	-
Traveling and conveyance expenses	6.42	4.76
Miscellaneous expenses	0.91	0.66
Site Expenses	0.07	0.71
	<b>55.84</b>	<b>58.71</b>

**(i) Payment to auditor (on accrual basis, excluding GST) [included in legal and professional charges]**

**As auditor:**

- Statutory audit	0.80	0.80
- Other services (*)	0.15	-
- Reimbursement of expenses	0.17	0.02
	<b>1.12</b>	<b>0.82</b>

(\*) Includes ₹ 0.15 million (31 March 2021: ₹ Nil) towards audit of special purpose interim condensed financial statements.

**26 Tax expense**

**A. Income tax expense reported in the statement of profit and loss**

-	-
---	---

**B. Reconciliation of tax expense and the accounting profit multiplied by India's tax rate**

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% and the reported tax expense in profit or loss are as follows:

Accounting profit before tax	82.24	(56.20)
<b>Accounting profit before income tax</b>	<b>82.24</b>	<b>(56.20)</b>
Effective tax rate in India	<b>25.17%</b>	<b>25.17%</b>
At India's statutory income tax rate of 25.17%	20.70	(14.14)
<b>Adjustments:</b>		
Less: Unrecorded deferred tax asset on carry forward losses and other temporary differences	-	14.14
Less: Utilization of unrecorded deferred tax on brought forward losses	(20.70)	-
<b>Income tax expense</b>	<b>-</b>	<b>-</b>

**C. Deferred tax assets and liabilities**

Deferred tax assets is recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilised. Due to lack of convincing evidence, the Company has not recorded deferred tax asset on deductible temporary differences which primarily includes the carry forward business losses and unabsorbed depreciation amounting to ₹510.34 million (31 March 2021- ₹821.41 million) as at 31 March 2022. The above losses will expire over 1-8 years.

**27 Earnings per share (EPS)**

Weighted average number of shares outstanding during the year	3,58,85,398	3,58,85,398
Potential equity shares on conversion of compulsorily convertible preference shares	2,400	2,400
Weighted average number of shares used to compute diluted EPS	<b>3,58,87,798</b>	<b>3,58,87,798</b>
Net profit/(loss) after tax attributable to equity shareholders	82.24	(56.20)
<b>Earnings per share</b>		
Basic (₹)	2.29	(1.57)
Diluted (₹)	2.29	(1.57)

**28 Assets pledged as security**

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

	As at 31 March 2022	As at 31 March 2021
<b>Non-current (First charge)</b>		
<b>Financial assets</b>		
Trade receivables	-	155.41
<b>Non-financial assets</b>		
Vehicles	0.99	1.11
<b>Current (First charge)</b>		
<b>Non-financial assets</b>		
Inventories (*)	2,111.53	5,468.46
<b>Total assets pledged as securities</b>	<b>2,112.52</b>	<b>5,624.98</b>

(\*) Includes the assets pledged for the loans availed by Holding company, DM parties and related parties.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**29 Financial instruments**

**Financial instruments by category**

The carrying value and fair value of financial instruments by categories as at 31 March 2022 were as follows:

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
<b>Financial assets :</b>						
Loans	11	-	-	205.80	205.80	205.80
Trade receivables	9	-	-	154.64	154.64	154.64
Cash and cash equivalents	10	-	-	146.56	146.56	146.56
Other financial assets	5A & 5B	-	-	141.39	141.39	141.39
<b>Total financial assets</b>		-	-	<b>648.39</b>	<b>648.39</b>	<b>648.39</b>
<b>Financial liabilities :</b>						
Borrowings	14A & 14B	-	-	2,069.45	2,069.45	2,069.45
Lease liability	15A & 15B	-	-	11.80	11.80	11.80
Trade payables	18	-	-	250.52	250.52	250.52
Other financial liabilities	16A & 16B	-	-	2,928.53	2,928.53	2,928.53
<b>Total financial liabilities</b>		-	-	<b>5,260.30</b>	<b>5,260.30</b>	<b>5,260.30</b>

Investment in equity shares of subsidiaries and joint venture are measured as per Ind AS 27, 'separate financial statements' and have been excluded above.

The carrying value and fair value of financial instruments by categories as at 31 March 2021 were as follows :

Particulars		FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
<b>Financial assets :</b>						
Loans	11	-	-	159.30	159.30	159.30
Trade receivables	9	-	-	155.41	155.41	155.41
Cash and cash equivalents	10	-	-	44.66	44.66	44.66
Other financial assets	5A & 5B	-	-	47.29	47.29	47.29
<b>Total financial assets</b>		-	-	<b>406.66</b>	<b>406.66</b>	<b>406.66</b>
<b>Financial liabilities :</b>						
Borrowings(*)	14A & 14B	-	-	1,869.86	1,869.86	1,869.86
Lease liabilities	15A & 15B	-	-	14.07	14.07	14.07
Trade payables	18	-	-	244.86	244.86	244.86
Other financial liabilities	16A & 16B	-	-	2,694.37	2,694.37	2,694.37
<b>Total financial liabilities</b>		-	-	<b>4,823.16</b>	<b>4,823.16</b>	<b>4,823.16</b>

Investment in equity shares of subsidiaries and joint venture are measured as per Ind AS 27, 'separate financial statements' and have been excluded above.

**Notes to financial instruments**

- i. The management assessed that the fair value of cash and cash equivalents, trade receivables, loans, other financial assets, trade payables, borrowings, lease liabilities and other financial liabilities approximate the carrying amount largely due to short-term maturity of these instruments.

The fair value of the financial assets and liabilities is included at 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 has measured investments in equity shares of subsidiaries and joint ventures at the deemed cost. The Company has considered the carrying amount under previous GAAP as the deemed cost.

ii. **Fair value hierarchy**

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three Levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

**Level 1:** quoted prices (unadjusted) in active markets for financial instruments.

**Level 2:** inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

**Level 3:** unobservable inputs for the asset or liability.

iii. **Financial assets and liabilities measured at fair value - recurring fair value measurements**

The Company does not have any financial instruments which are measured at fair value either through statement of profit and loss or through other comprehensive income.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**30 Financial risk management**

**Financial risk factors**

The Company's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

<b>Risk</b>	<b>Exposure arising from</b>	<b>Measurement</b>
Credit risk	Cash and cash equivalent, trade receivables, investment carried at amortised cost, loans, other financial assets and financial guarantees	Ageing analysis
Liquidity risk	Borrowings, trade payables, lease liabilities and other financial liabilities	Rolling cash flow forecasts
Market risk – Interest rate	Long-term borrowings at variable rates	Sensitivity analysis

The Company's risk management is carried out by a central treasury department (of the group) under policies approved by the board of directors. The board of directors provides principles for overall risk management, as well as policies covering specific areas, such as interest rate risk, credit risk and investment of excess liquidity.

**a. Credit risk**

Credit risk arises from cash and cash equivalents, trade receivables, investments carried at amortized cost and deposits with banks and financial institutions.

*Credit risk management*

The company assesses and manages credit risk of financial assets based on the following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

- a. Low credit risk  
b. High credit risk

The Company provides for expected credit loss based on the following:

<b>Asset group</b>	<b>Description</b>	<b>Provision for expenses credit loss (*)</b>	<b>31 March 2022</b>	<b>31 March 2021</b>
Low credit risk	Cash and cash equivalents, trade receivables and financial guarantees	Life time expected credit loss	1,641.20	1,770.08
High credit risk	Loans and other financial assets	Life time expected credit loss or fully provided for	347.19	206.58

(\*) A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period. In general, it is presumed that credit risk has significantly increased since initial recognition if the payments are more than 30 days past due.

**Credit risk exposure**

**Provision for expected credit losses**

The Company provides for expected credit loss based on lifetime expected credit loss basis for following financial assets:

**31 March 2022**

<b>Particulars</b>	<b>Estimated gross carrying amount</b>	<b>Expected credit losses</b>	<b>Carrying amount net of impairment provision</b>
Trade receivables	154.64	-	154.64
Loans	205.80	-	205.80
Cash and cash equivalents	146.56	-	146.56
Other financial assets	141.39	-	141.39
Financial guarantees	1,340.00	-	1,340.00

**31 March 2021**

<b>Particulars</b>	<b>Estimated gross carrying amount</b>	<b>Expected credit losses</b>	<b>Carrying amount net of impairment provision</b>
Trade receivables	155.41	-	155.41
Loans	159.30	-	159.30
Cash and cash equivalents	44.66	-	44.66
Other financial assets	47.29	-	47.29
Financial guarantees	1,570.00	-	1,570.00

**Expected credit loss for trade receivables under simplified approach**

Trade receivables are secured in a form that registry of sold residential/commercial units is not processed till the time the Company does not receive the entire payment. The Company has widespread customer base.

During the periods presented, the Company made no write-offs of trade receivables and it does not expect to receive future cash flows or recoveries from collection of cash flows previously written off.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**30 Financial risk management (Continued)**

**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. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

**Maturities of financial liabilities**

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows.

<b>31 March 2022</b>	<b>Less than 1 year</b>	<b>1 year to 5 years</b>	<b>5 years and above</b>	<b>Total</b>
<b>Non-derivatives</b>				
Borrowings	2,069.47	-	-	2,069.47
Lease liabilities	3.97	10.82	-	14.79
Trade payables	232.39	18.13	-	250.52
Other financial liabilities	1,277.80	2,381.77	-	3,659.57
<b>Total</b>	<b>3,583.63</b>	<b>2,410.72</b>	<b>-</b>	<b>5,994.35</b>

<b>31 March 2021</b>	<b>Less than 1 year</b>	<b>1 year to 5 years</b>	<b>5 years and above</b>	<b>Total</b>
<b>Non-derivatives</b>				
Borrowings	1,654.29	287.99	-	1,942.28
Lease liabilities	3.97	14.79	-	18.76
Trade payables	235.14	9.72	-	244.86
Other financial liabilities	990.00	2,667.63	-	3,657.63
<b>Total</b>	<b>2,883.40</b>	<b>2,980.13</b>	<b>-</b>	<b>5,863.53</b>

**c. Market risk**

**a. Interest rate risk**

The Company's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, 'Financial Instruments - Disclosures', since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The Company's variable rate borrowing is subject to interest rate. Below is the overall exposure of the borrowing:

	<b>31 March 2022</b>	<b>31 March 2021</b>
Variable rate borrowing	-	410.49
Fixed rate borrowing	2,069.44	1,460.19
<b>Total borrowings</b>	<b>2,069.44</b>	<b>1,870.68</b>

**Interest rate risk**

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

**Particulars**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Interest rates – increase by 50 basis points (50 bps)	(1.10)	(2.66)
Interest rates – decrease by 50 basis points (50 bps)	1.10	2.66

**31 Capital management**

The Company's objectives when managing capital are to:

Safeguard their ability to continue as a going concern, so that they can continue to provide 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 includes long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances.

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2022 and 31 March 2021.

**Particulars**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Long term borrowings	-	0.07
Short term borrowings	2,069.45	1,869.79
Less: Cash and cash equivalents	(146.56)	(44.66)
<b>Net debt</b>	<b>1,922.89</b>	<b>1,825.20</b>
Total equity	2,040.60	1,958.06
Gearing ratio	0.94	0.93

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**32 Related party transactions**

**(i) Names of the related parties and description of relationship**

<b>(a) Party exercising control</b>	<b>Relationship</b>
Shriram Properties Limited	Holding company
<b>(b) Key management personnel (KMP)</b>	
M Murali	Director
Krishna Veeraraghavan	Director
Ram Shankar Venkataraman	Additional Director
Vaidyanathan Ramamurthy	Independent director
Balamurugan Jeeva Rathinam	Independent director
<b>(c) Subsidiary</b>	
SPL Estates Private Limited	Subsidiary w.e.f. 08 February 2022, until which Joint Venture
<b>(d) Other related parties</b>	
Shriprop Properties Private Limited	Fellow subsidiary
Shrivation Homes Private Limited	Fellow subsidiary
Global Entropolis Vizag Private Limited	Fellow subsidiary

**(ii) Balances with related parties**

<b>Particulars</b>	<b>31 March 2022</b>	<b>31 March 2021</b>
<b>Shriram Properties Limited</b>		
Borrowings	2,069.34	1,459.77
Corporate guarantee taken	-	580.00
Security given (*)	909.05	1,023.15
<b>Shrivation Homes Private Limited</b>		
Corporate guarantee given	590.00	590.00
Security given (*)	153.09	146.88
<b>SPL Estates Private Limited</b>		
Corporate guarantee given	750.00	400.00
Advances received towards JDA	232.80	205.11
Unbilled revenue	43.39	44.52
Deferred guarantee commission income	9.25	-
Loan given by the Company	205.80	159.30
Proportionate share of constructed properties receivable	841.03	622.40
Revenue share receivable	95.34	-
Security given (*)	306.95	294.36
<b>Shriprop Properties Private Limited</b>		
Security deposit received	600.00	600.00
<b>Global Entropolis Vizag Private Limited</b>		
Security given (*)	585.11	561.39

(\*) No additional security given during the year, however, the increase is primarily on account of increase in value of the underlying inventory pledged.

**(iii) Transactions during the year**

<b>Particulars</b>	<b>31 March 2022</b>	<b>31 March 2021</b>
<b>Shriram Properties Limited</b>		
Loan taken	526.31	184.28
Loan repaid	122.21	12.57
Interest expense on borrowings	205.47	167.71
Mortgage Income	0.76	-
Corporate guarantee relinquished	580.00	-
Security given	236.00	1,023.15
Security given, taken back	377.38	318.84
<b>SPL Estates Private Limited</b>		
Interest income on advances	23.31	12.00
Interest expenses on security deposit	27.69	6.37
Loan given	69.28	61.05
Loan given, received back	46.09	14.43
Income from guarantee commission	7.87	1.54
Administrative income	42.18	44.52
Income from transfer of development rights	205.04	-
Gain on modification of financial instruments	-	62.47
Revenue share receivable	95.34	-
Mortgage income	0.45	-
Corporate guarantee given	750.00	-
Corporate guarantee released	400.00	-
Security given	306.95	-
Security given, taken back	300.45	-
<b>Shrivation Homes Private Limited</b>		
Corporate guarantee given	-	590.00
Security given	-	146.88

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**33 A. Defined benefit plan**

The Company has gratuity and vacation pay as defined benefit retirement plans 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 company have no plan assets as at 31 March 2022 and 31 March 2021.

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

	<b>31 March 2022</b>	<b>31 March 2021</b>
<b>1 The amounts recognized in the Balance Sheet are as follows:</b>		
Present value of the obligation as at the end of the year	4.01	3.20
Fair value of plan assets as at the end of the year	-	-
Net liability recognized in the Balance Sheet	<b>4.01</b>	<b>3.20</b>
<b>2 Changes in the present value of defined benefit obligation</b>		
Defined benefit obligation as at beginning of the year	3.20	3.06
Service cost	0.86	0.80
Interest cost	0.24	0.22
Actuarial losses/(gains) arising from		
- change in demographic assumptions	0.16	-
- change in financial assumptions	(0.12)	(0.12)
- experience variance (i.e. Actual experiences assumptions)	(0.33)	(0.68)
Benefits paid	-	(0.08)
<b>Defined benefit obligation as at the end of the year</b>	<b>4.01</b>	<b>3.20</b>
<b>3 Classification of liability</b>		
Non-current	3.82	3.11
Current	0.19	0.09
<b>Assumptions used in the above valuations are as under:</b>		
Discount rate	7.48%	7.15%
Salary increase	4.14%	4.14%
Attrition rate	10.00%	3.43%
Retirement age	60 years	60 years
<b>4 Net gratuity cost</b>		
Service cost	0.86	0.80
Net interest cost on the net defined benefit liability	0.24	0.22
Components of defined benefit costs recognized in Statement of Profit and Loss	<b>1.10</b>	<b>1.02</b>
<b>5 Other comprehensive income</b>		
Change in financial assumptions	0.12	0.12
Change in demographic assumptions	(0.16)	-
Experience variance (i.e. actual experience versus assumptions)	0.33	0.68
Components of defined benefit costs recognized in other comprehensive income	<b>0.29</b>	<b>0.80</b>
<b>6 Experience Adjustments</b>		
Defined benefit obligation at the end of the year	4.01	3.20
Surplus/(deficit)	4.01	3.20
Experience adjustments on plan liabilities	(0.33)	(0.68)
<b>7 Maturity Profile of Defined Benefit Obligation</b>		
<b>Year</b>		
Within the next 12 months	0.20	0.09
Between 1 and 5 years	0.64	0.39
From 5 years and onwards	9.21	8.55
	<b>10.05</b>	<b>9.03</b>
<b>B. Defined contribution plan</b>		
The Company makes contribution of statutory provident fund as per Employees' Provident Funds and Miscellaneous Provisions Act, 1952 and Employees State Insurance Scheme as per the Employees' State Insurance Act, 1948. This is a defined contribution and contribution made was ₹ 3.05 millions,(31 March 2021: ₹ 2.87 millions).		
<b>C. Compensated absences</b>		
<b>Assumptions used in accounting for vacation pay:</b>		
Interest rate		
Discount rate	7.48%	7.15%
Salary increase	4.14%	4.14%
Attrition rate	10.00%	3.43%
Retirement age	60 years	60 years

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**33 Defined benefit plan (contd.)**

**D. Sensitivity analysis**

**Description of risk exposures**

Valuations are performed on certain basic set of pre-determined assumptions which may vary over time. Thus, the Company is exposed to various risks in providing the above benefit which are as follows:

Interest rate risk :	The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of liability (as shown in financial statements).
Liquidity Risk:	This is the risk that the Company is not able to meet the short term benefit payouts. This may arise due to non availability of enough cash/cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.
Salary Escalation Risk:	The present value of the above benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase in salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.
Demographic Risk:	The company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.
Regulatory Risk:	Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (for example, increase in the maximum liability on gratuity of ₹ 2.00 million).
Asset Liability Mismatching or Market Risk:	The duration of the liability is longer compared to duration of assets exposing the company to market risks for volatilities/fall in interest rate.
Investment Risk:	The probability or likelihood of occurrence of losses relative to the expected return on any particular investment.

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The results of sensitivity analysis is given below:

Gratuity	31 March 2022		31 March 2021	
	Decrease	Increase	Decrease	Increase
Discount rate (+ / - 1.0%)	9.32%	10.86%	11.04%	13.10%
Salary growth rate (- / + 1.0%)	9.28%	8.93%	11.11%	12.89%
Attrition rate (- / + 1.0%)	1.83%	1.55%	2.09%	1.69%

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

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

**34 Leases**

Following are the changes in the carrying value of right of use assets for the year ended 31 March 2022 and 31 March 2021:

Particulars	ROU asset	Total
	Buildings	
<b>Net block as on 01 April 2020</b>	<b>14.50</b>	<b>14.50</b>
Depreciation for the year	(2.67)	(2.67)
<b>Net block as on 31 March 2021</b>	<b>11.83</b>	<b>11.83</b>
Depreciation for the year	(2.67)	(2.67)
<b>Net block as on 31 March 2022</b>	<b>9.16</b>	<b>9.16</b>

The following is the movement in lease liabilities during the year ended 31 March 2022 and 31 March 2021:

Particulars	Lease liability	Total
<b>As on 31 March 2020</b>	<b>15.89</b>	<b>15.89</b>
Interest expense	1.97	1.97
Payments	(3.79)	(3.79)
<b>As on 31 March 2021</b>	<b>14.07</b>	<b>14.07</b>
Interest expense	1.70	1.70
Payments	(3.97)	(3.97)
<b>As on 31 March 2022</b>	<b>11.80</b>	<b>11.80</b>
<b>Current</b>	<b>2.58</b>	<b>2.58</b>
<b>Non-current</b>	<b>9.22</b>	<b>9.22</b>

The incremental borrowing rate applied to lease liabilities as at 1 April 2021 is 13%

**Lease liabilities:**

The maturity analysis of lease liabilities are disclosed below:

	31 March 2022
Not later than one year	3.97
Later than one year and not later than five year	10.82
Later than five years	-
Future interest expense	(2.99)
<b>Total</b>	<b>11.80</b>

The following are the amounts recognised in profit & loss

	31 March 2022
Depreciation expense of right-of-use assets	2.67
Interest expense on lease liabilities	1.70
Expense relating to short-term leases	1.23
<b>Total amount recognised in the statement of profit and loss</b>	<b>5.60</b>

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**35 Disclosures required under Ind AS 115 (Revenue from contract with customers)**

**a. Contract balances**

The following table provides information about receivables, contract assets and contract liabilities from contract with customers:

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Contract assets</b>		
Unbilled revenue	43.39	44.52
Revenue share receivable from related party	95.34	-
<b>Total contract assets</b>	<b>138.73</b>	<b>44.52</b>
<b>Contract liabilities</b>		
Advance from customers	3,634.31	2,980.94
<b>Total contract liabilities</b>	<b>3,634.31</b>	<b>2,980.94</b>
<b>Receivables</b>		
Trade receivables	154.64	155.41
<b>Total receivables</b>	<b>154.64</b>	<b>155.41</b>

Contract asset is the right to consideration that is conditional upon factors other than the passage of time. Contract assets are initially recognised for revenue earned from property under development rendered but yet to be billed to customers. Upon billing of invoice, the amounts recognised as contract assets are reclassified to trade receivables.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers.

**b. Significant changes in the contract liabilities balances during the year are as follows:**

Particulars	Contract liabilities	
	Advances from customers	
	As at	As at
	31 March 2022	31 March 2021
<b>Opening balance</b>	2,980.94	2,333.75
Addition during the year	729.34	647.19
Revenue recognised during the year	(75.97)	-
<b>Closing balance</b>	<b>3,634.31</b>	<b>2,980.94</b>

**c. Significant changes in contract asset balances during the year are as follows:**

Particulars	As at	As at
	31 March 2022	31 March 2021
	Unbilled revenue	Unbilled revenue
Opening balance	44.52	22.01
Administrative income	42.18	44.52
Mortgage income recognised	1.21	-
Revenue share receivables	-	-
Billed during the year	(44.52)	(22.01)
Closing balance	<b>43.39</b>	<b>44.52</b>

**d. Reconciliation of revenue recognised with contract revenue:**

Particulars	Year ended	Year ended
	31 March 2022	31 March 2021
Contract revenue	118.15	44.52
<b>Revenue recognised</b>	<b>118.15</b>	<b>44.52</b>

**e. The performance obligation of the Company in case of sale of residential apartments is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment for contracted price as per the installment stipulated in the customers's agreement which can be cancelled by the customer for convenience.**

The transaction price of the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 March 2022 is ₹ 4,762.37 million (31 March 2021 : ₹ 4,172.36 million). The same is expected to be recognised within 1 to 4 years.

(All amounts in ₹ millions, unless otherwise stated)

### 36 Segmental information

The Company is engaged in the development and construction of residential properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'.

#### Major Customers

Revenues from one customer of the Company's business represents approximately ₹ 247.22 million (approximately 76%) (31 March 2021 ₹ 44.52 million (approximately 100%) of the Company's total revenues.

### 37 Corporate social responsibility expenses

As per Section 135 of the Companies Act, 2013, a CSR committee has been formed by the Company. The areas for CSR activities are promoting education, art and culture, healthcare, ensuring environmental sustainability, destitute care and rehabilitation, covid relief activities and rural development projects.

Particulars	Year ended	Year ended
	31 March 2022	31 March 2021
a) Gross amount required to be spent by the company during the year	-	-
b) Amount spent during the year on purposes other than construction/ acquisition of any asset	NA	NA
c) Shortfall at the end of the year,	NA	NA
d) Total of previous years shortfall	NA	NA
e) Reason for shortfall	NA	NA
f) Nature of CSR activities	NA	NA

### 38 Other commitments and contingencies :

#### A. Contingent liabilities

- a. The Company is involved in a legal case on land for environmental issues. The same is pending with the Court and scheduled for hearings. After considering the circumstances and legal advice received the management believes that this case will not adversely affect its financial statements.

#### B. Financial guarantees

	31 March 2022	31 March 2021
Guarantee given by the Company on behalf of joint ventures	-	400.00
Guarantee given by the company on behalf of Fellow Subsidiary	1340.00	590.00

### 39 Other Disclosures as per Schedule III

- (i) The Company has not advanced or provided loan to or invested funds in any entities including foreign entities (Intermediaries) or to any other persons, with the understanding that the Intermediary shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (ii) The Company has not received any fund from any persons or entities, including foreign entities (funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

**Bengal Shriram Hitech City Private Limited**  
**Summary of significant accounting policies and other explanatory information**  
**(All amounts in ₹ millions, unless otherwise stated)**

**40 Ratios**

Ratio Name	Numerator	Denominator	FY 22	FY 21	% of change	Explanation
Current Ratio	Current Assets	Current Liabilities	1.21	1.27	(5.22%)	NA
Debt Equity Ratio	Total Debt	Shareholders equity	1.01	0.95	6.20%	NA
Debt Service Coverage Ratio	Earnings available for debt service (Net Profit + Interest after taxes+Interest+Non cash operating one year) expenses+other adjustments)	Principal repayments within operating one year)	0.98	1.60	(38.94%)	refer note a
Return on Equity Ratio	Net profit after taxes	Average shareholders equity	4.11%	(2.83%)	245.34%	refer note c
Inventory Turnover ratio	Cost of Revenue	Average Inventory	0.01	-	100.00%	refer note b
Trade Recievables Turnover Ratio	Revenue from operations	Average trade receivables	0.49	-	100.00%	refer note b
Trade payables Turnover Ratio	Material and contract cost	Average trade Payables	1.44	1.43	0.70%	NA
Net Capital Turnover Ratio	Revenue from operations	Working Capital (Current assets - Current liabilities)	0.04	-	100.00%	refer note b
Net Profit Ratio	Net profit after taxes	Revenue	25.45%	(126.24%)	120.16%	refer note c
Return on Capital Employed	EBIT	Capital Employed (Net worth + Total Debt - Deferred tax asset)	13.17%	10.64%	23.69%	NA

**Note**

- The change in debt service coverage ratio were primarily attributable to the repayment of term loans as per contractual terms during the current year
  - The Company started recognising revenue from sales of constructed properties in the current year which resulted in revenue and cost of revenue for the first time in the current year. The same resulted in change in inventory turnover ratio, trade receivables turnover ratio and net capital turnover ratio.
  - The Company recorded significant revenue in the current year as incremental income from transfer of development rights which resulted in increase in net profit after taxes which correspondingly resulted in change in return on equity ratio and net profit ratio. Refer note 20
- 41 No adjusting or significant no adjusting events have occurred between 31 March 2022 and the date of authorization of these financial statements.

As per report of even date

**For Walker Chandiook & Co LLP**  
Chartered Accountants  
Firm's Registration No.:  
001076N/N500013

**For and behalf of the board of directors of Bengal Shriram Hitech City Private Limited**

Sd/-  
**Nikhil Vaid**  
Partner  
Membership No.: 213356

Sd/-  
**Murali Malayappan**  
Director  
DIN: 00030096

Sd/-  
**Krishna Veeraraghavan**  
Director  
DIN: 06620405

Sd/-  
**Suresh Kumar Sarawagi**  
Chief Financial Officer

Sd/-  
**Ramaswamy Krishnaswamy**  
Company Secretary  
ACS No.: 28580

Hyderabad  
28 May 2022

Bengaluru  
28 May 2022

Bengaluru  
28 May 2022

Kolkata  
28 May 2022

Bengaluru  
28 May 2022