SPL PALMS DEVELOPERS PRIVATE LIMITED
(Formerely Suvilas Realities Private Limited)
CIN: U70100KA2013PTC068447
|Email ID: companysecretary@shriramproperties.com|
Registered Office: Shriram House, No. 31, 2nd Main Road T.Chowdaiah Road, Sadashivnagar Bengaluru 560080
|T+91-80-4022 9999 | F+91-080-4123 6222 |

BOARDS' REPORT

To the Members,

Your Directors have pleasure in presenting the 10th Annual Report of the Company on the business and operations of the Company, together with the Audited Financial Statements for the year ended March 31, 2023.

1. FINANCIAL SUMMARY OR HIGHLIGHTS / PERFORMANCE OF THE COMPANY:

(All amounts in ₹ millions, unless otherwise stated)

	2022-23	**2021-22**
Revenue from operations	-	-
Other Income	0.06	0.01
Total Income	**0.06**	**0.01**
Total Expenditure	516.21	39.49
Profit before tax/(Loss)	(516.15)	(39.48)
Provision for taxation	-	-
MAT Credit Entitlement	-	-
Add/ (Less): Deferred Tax	1.07	(0.19)
Profit after tax & extraordinary items/(Loss)	**(517.22)**	**(39.29)**

Review of Operations and overview

The Company has made a Loss of Rs. 517.22 Mn, as on March 31, 2023, when compared to previous year the Loss of Rs. 39.29 Mn.

2. DIVIDEND:

The Board of Directors of your company has decided that it would be prudent, not to recommend any Dividend for the financial year 2022-2023.

3. TRANSFER TO RESERVES:

The Board of Directors of your company has decided not to transfer any amount to the Reserves for the year.

4. **TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND**

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid last year.

5. **MATERIAL CHANGES AND COMMITMENTS FROM THE END OF THE FINANCIAL YEAR TILL THE DATE OF THIS REPORT, IF ANY**:

There have been no material changes and commitments affecting the financial position of your Company which has occurred between March 31, 2023, and the date of this Board's Report.

6. **ANNUAL RETURN**:

The provisions of Section 134 (3) (a) of the Companies Act 2013 prescribes the Company to mention the web address, if any, where the Annual Return referred to in sub section (3) of Section 92 of the Act has been placed.

Since the Company has not have any website, the extract of the annual return for the year ended March 31, 2023, has been annexed to this report.

7. **NATURE OF BUSINESS ACTIVITIES AND CHANGES THEREOF:**

During the year, there has been no change in the nature of Business of the Company.

8. **CHANGES IN SHARE CAPITAL:**

During the year, there has been no change in the Share Capital of the Company.

The Company has not issued any equity shares with differential rights during the year and hence no information as per provisions of Rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

The Company has not issued any sweat equity shares during the year and hence no information as per provisions of Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

The Company has not issued any Employee Stock Options Scheme during the year and hence no information as per provisions of Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014 is furnished.

9. **SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES:**

The Company does not have any subsidiary, joint venture or associate companies.

10. **DEPOSITS**:

During the year, your Company neither accepted any deposits nor there were any amounts outstanding at the beginning of the year which were classified as 'Deposits' in terms of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014 and hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the Companies Act, 2013 is not applicable.

11. <u>DIRECTOR'S AND KEY MANAGERIAL PERSONNEL (KMPs)</u>:

During the year Mr. Gopalakrishnan J (DIN: 02354467), Mr. T.V. Ganesh (DIN: 07393474) and Mr. N Nagendra (DIN: 07781675), were appointed as Additional Directors with effect from November 25, 2022. Further, Mr. Sunil Chowdary Muniveerappa (DIN: 05126962) and Mr. Umesh Madhugondanahalli (DIN: 05297718) resigned the Directorship with effect from November 25, 2022.

12. <u>DIRECTORS RETIRING BY ROTATION:</u>

During the year, Mr. Gopalakrishnan J (DIN: 02354467) retires by rotation. Mr. Gopalakrishnan J, being eligible has offered himself for re-appointment. The Board recommends his re-appointment as Director of the Company as set out in the notice calling Annual General Meeting.

13. <u>MEETINGS OF THE BOARD OF DIRECTORS</u>:

There were 11 (Eleven) Meetings of the Board of Directors held during the Financial Year 2022-23 i.e., on May 30, 2022, August 13, 2022, October 25, 2022, November 9, 2022, November 14, 2022 November 25, 2022, December 12, 2022, December 23, 2022, January 20, 2023, February 14, 2023 and on March 17, 2023, in compliance with the requirements of the Companies Act, 2013 & SS -1 (Secretarial Standards on Board Meetings) issued by The Institute of Company Secretaries of India (ICSI).

14. <u>DIRECTORS' RESPONSIBILITY STATEMENT:</u>

Pursuant to the provisions contained in sub-sections (3)(c) and (5) of Section 134 of the Companies Act, 2013, the Directors of your Company confirm that: -

a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanations relating to material departures, wherever applicable;

b) the directors had selected such accounting policies have been selected and applied consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2023, and of the losses of the Company for the year ended on that date;

c) the directors have taken proper and sufficient care was taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the annual accounts of the Company have been prepared on a going concern basis;

e) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

15. <u>REMUNERATION OF DIRECTORS AND EMPLOYEES OF COMPANIES:</u>

There are no employees drawing remuneration more than the limits prescribed under Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

16. <u>PARTICULARS OF LOANS, GUARANTEES, OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013</u>:

The details of the loans borrowed, guarantees provided and investments made by the Company during the year are provided under notes to accounts to the Financial Statements.

17. <u>PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES</u>

The related party transactions undertaken during the financial year are detailed in Notes to Accounts of the Financial Statements.

18. <u>DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE</u>

There are no significant and material orders passed by the Regulators / Courts / Tribunals which would impact the going concern status of the Company and its future operations.

There is no proceeding pending under the Insolvency and Bankruptcy Code, 2016.

There was no instance of one-time settlement with any Bank or Financial Institution.

19. <u>CORPORATE SOCIAL RESPONSIBILITY</u>:

The provisions of Section 135 of the Companies Act, 2013 is not applicable to the Company, hence the Company was not required to spend under CSR during the financial year.

20. <u>CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, AND FOREIGN EXCHANGE EARNINGS AND OUTGO</u>:

The Company has not actively engaged in the consumption of energy or absorption of technology. The Company is however aware of its responsibilities and has at every available opportunity used and implemented such measures so as to enable energy conservation.

(A) CONSERVATION OF ENERGY

(i) Steps taken or impact on conservation of energy:

The Company lays great emphasis on savings in the cost of energy consumption. Therefore, achieving reduction in per unit consumption of energy is an ongoing exercise in the Company. The effective measures like education, training, publicity, messaging through use of social media have been taken to minimize the loss of energy as far as possible.

The Company does not have any internal generation of power (captive, surplus or otherwise) and the amount spent during the financial year 2022-23 is Nil.

(ii) Steps taken by the Company for utilizing alternate sources of energy:

Presently, the Company does not have any alternate sources of energy for internal generation of power (captive, surplus or otherwise). However, the management of the

Company is exploring an alternative source of energy like solar, wind, thermal or otherwise for internal generation of power for captive purposes.

(iii) Capital investment on energy conservation equipment:

The Company has not made any capital investment on energy conservation equipment/s.

(B) TECHNOLOGY ABSORPTION, RESEARCH AND DEVELOPMENT

(i) The efforts made towards technology absorption:

The Company is always in pursuit of finding the ways and means to improve the performance, quality and cost effectiveness of its services. The technology used by the Company is updated as a matter of continuous exercise.

(ii) The benefits derived like product improvement, cost reduction, product development or import substitution:

The Company has not derived any material benefits in cost reduction against technology absorption.

(iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year):

The Company has not imported any technology during the last three years reckoned from the beginning of the financial year.

(iv) The expenditure incurred on Research and Development:

The Company does not have a separate independent research and development activity. As such, no material amount of expenditure was incurred on research and development activity of the Company.

(C) FOREIGN EXCHANGE EARNINGS / OUTGO

During the financial year, the total Foreign Exchange Inflow and Outflow during the year is as follows:

(in INR)

Particulars	As on 31.03.2023	As on 31.03.2022
Income in Foreign Currency	Nil	Nil
Expenditure in Foreign Currency	Nil	Nil

21. <u>INTERNAL FINANCIAL CONTROL:</u>

The Company has in place the policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's Policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial disclosures.

22. <u>STATUTORY AUDITORS:</u>

M/s. V G G C and Associates, Chartered Accountants (FRN: 024868S) were appointed as Statutory Auditors of the Company for the Financial Year 2022-23. Your Board recommends their appointment as Statutory Auditors of the Company to hold the office till the conclusion of AGM to be held on 2027.

There are no qualifications, reservations, adverse remarks and disclaimers of the Statutory Auditors in their report on Financial Statements for the Financial Year ended March 31, 2023.

23. <u>FRAUD REPORTING:</u>

During the Financial Year 2022-23, the Statutory Auditors have not reported any incident of fraud to the Board of Directors of the Company pursuant to provisions of Section 143(12) of the Companies Act, 2013.

24. <u>SEXUAL HARASSMENT OF WOMEN AT WORKPLACE:</u>

The Company does not have any employees, hence the provision of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 is not applicable.

25. <u>SECRETARIAL STANDARDS</u>:

Your Company is in compliance with the Secretarial Standards on Meetings of the Board of Directors (SS-1) and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") as may be amended from time to time.

26. <u>MAINTENANCE OF COST RECORDS</u>:

During the Financial Year 2022-23, the Company was not required to maintain any cost records and to appoint any Cost Auditor as Section 148(1) of the Companies Act, 2013 and Companies (Cost Records and Audit) Rules, 2014 were not applicable to the Company.

27. <u>RISK MANAGEMENT POLICY</u>:

The Company has developed and implemented a risk management framework detailing the various risks faced by the Company and methods and procedures for identification, monitoring and mitigation of such risks. The risk management function is complimentary to the internal control mechanism of the Company and supplements the audit function.

28. <u>ADDITIONAL INFORMATION</u>:

The additional information required to be given under the Companies Act, 2013 and the Rules made thereunder, has been laid out in the Notes attached to and forming part of the Financial Statements. The Notes to the Financial Statements referred to the Auditors' Report are self-explanatory and therefore do not call for any further explanation.

29. <u>ACKNOWLEDGMENTS</u>:

Your Directors would like to express their sincere appreciation for the assistance and co-operation received from the banks, government authorities, customers, vendors and members during the year. Your directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

For and on behalf of SPL Palms Developers Private Limited

	Sd-/	Sd-/
Date: September 1, 2023	Gopalakrishnan J	N Nagendra
Place: Bengaluru	Director DIN: 02354467	Director DIN: 07781675

ANNEXURE TO BOARD REPORT

FORM NO. MGT 9
EXTRACT OF ANNUAL RETURN
as on financial year ended on 31.03.2023
Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I **REGISTRATION & OTHER DETAILS:**

i	CIN	U70100KA2013PTC068447
ii	Registration Date	05/04/2013
iii	Name of the Company	SPL Palms Developers Private Limited
iv	Category/Sub-category of the Company	Company limited by shares
v	Address of the Registered office & contact details	Shriram House, No. 31, 2nd Main Road T.Chowdaiah Road, Sadashivnagar Bengaluru 560080
vi	Whether listed company	No
vii	Name , Address & contact details of the Registrar & Transfer Agent, if any.	NSDL Database Management Limited

II **PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10% or more of the total turnover of the company shall be stated

SL No	Name & Description of main products/services	NIC Code of the Product /service	% to total turnover of the company
1	Construction development of townships, housing, built up infrastructures	41001- As per NIC Code 2008	0%

III PARTICULARS OF HOLDING , SUBSIDIARY & ASSOCIATE COMPANIES

SL NO	NAME & ADDRESS OF THE COMPANY	CIN/GLN	HOLDING/ SUBSIDIARY/ ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
1	Shriprop Builders Private Limited	U45402KA2008PTC045268	Holding	100%	Section 2(46)

IV SHAREHOLDING PATTERN (Equity Share capital Break up as % to total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/HUF									
b) Central Govt.or State Govt.									
c) Bodies Corporates	-	10,000	10,000	100	-	10,000	10,000	100	100
d) Bank/FI									
e) Any other									
SUB TOTAL:(A) (1)	**-**	**10,000**	**10,000**	**100**	**-**	**10,000**	**10,000**	**100**	**100**
(2) Foreign									
a) NRI- Individuals									
b) Other Individuals									
c) Bodies Corp.									
d) Banks/FI									
e) Any other…									
SUB TOTAL (A) (2)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**Nil**
Total Shareholding of Promoter (A)= (A)(1)+(A)(2)	**-**	**10,000**	**10,000**	**100**	**-**	**10,000**	**10,000**	**100**	**Nil**
B. PUBLIC SHAREHOLDING									
(1) Institutions									
a) Mutual Funds									
b) Banks/FI									
C) Cenntral govt									
d) State Govt.									
e) Venture Capital Fund									
f) Insurance Companies									
g) FIIS									
h) Foreign Venture Capital Funds									
i) Others (specify)									
SUB TOTAL (B)(1):	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**Nil**

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
(2) Non Institutions									
a) Bodies corporates									
i) Indian									
ii) Overseas									
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs.1 lakhs									
ii) Individuals shareholders holding nominal share capital in excess of Rs. 1 lakhs									
c) Others (specify)									
SUB TOTAL (B)(2):	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**Nil**
Total Public Shareholding (B)= (B)(1)+(B)(2)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**Nil**
C. Shares held by Custodian for GDRs & ADRs	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**Nil**
Grand Total (A+B+C)	**-**	**10,000**	**10,000**	100	**-**	**10,000**	**10,000**	100	100

Shriprop Homes Private Limited is holding 1 Equity Share as Nominee of Shrirprop Builders Private Limited

(ii) **SHARE HOLDING OF PROMOTERS**

Sl No.	Shareholders Name	Shareholding at the begginning of the year			Shareholding at the end of the year			% change in share holding during the year
		No of shares	% of total shares of the company	% of shares pledged encumbered to total shares	No of shares	% of total shares of the company	% of shares pledged encumbered to total shares	
1	Sunil Chowdary Muniveerappa	9999	99.99%	99.99%	-	-	-	-99.99%
2	Umesh Madhugondanahalli	1	0.01%	0.01%	-	-	-	-0.01%
3	Shriprop Builders Private Limited	-	-	-	10,000	100	Nil	100.00%
	Total							

(iii) **CHANGE IN PROMOTERS' SHAREHOLDING (SPECIFY IF THERE IS NO CHANGE)**

Sl. No.		Share holding at the beginning of the		Cumulative Share holding during the year	
Mr. Sunil Chowdary		No. of Shares	% of total shares of the company	No of shares	% of total shares of the company
	At the beginning of the year	9999	99.99	9999	99.99
	Transfer of shares on November 25, 2022	0	0	0	0
	At the end of the year	0	0	0	0

Sl. No.		Share holding at the beginning of the Year	Cumulative Share holding during the year

Shriprop Builders Private Limited		No. of Shares	% of total shares of	No of shares	% of total shares of
	At the beginning of the year	0	0	0	0
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	0	0	0	0
	At the end of the year	10000	100	10000	100

(iv) **Shareholding Pattern of top ten Shareholders (other than Direcors, Promoters &**

Sl. No		**Shareholding at the**		**Cumulative Shareholding**	
	For Each of the Top 10 Shareholders	**No.of shares**	**% of total shares of the company**	**No of shares**	**% of total shares of the company**
	At the beginning of the year	Nil	Nil	Nil	Nil
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Nil	Nil	Nil	Nil
	At the end of the year (or on the date of separation, if separated during the year)	Nil	Nil	Nil	Nil

(v) **Shareholding of Directors & KMP**

Sl. No		**Shareholding at the**	**Cumulative Shareholding**

V **INDEBTEDNESS**

in Millions

Indebtedness of the Company including interest outstanding/accrued but not due for payment					
	Secured Loans excluding deposits	**Unsecured Loans**	**Deposits**	**Total Indebtedness**	
Indebtness at the beginning of the financial year					
i) Principal Amount	1,103.39	-	-	-	
ii) Interest due but not paid	-	-	-	-	
iii) Interest accrued but not due	-	-	-	-	
Total (i+ii+iii)	**1,103.39**	**-**	**-**	**-**	
Change in Indebtedness during the financial year					
Additions	151.32	-	-	151.32	
Reduction	-	-	-	-	
Net Change	151.32	-	-	151.32	
Indebtedness at the end of the financial year					
i) Principal Amount	1,254.71	-	-	1,254.71	
ii) Interest due but not paid	-	-	-	-	
iii) Interest accrued but not due	-	-	-	-	
Total (i+ii+iii)	**1,254.71**	**-**	**-**	**151.32**	

VI **REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

A. **Remuneration to Managing Director, Whole time director and/or Manager:**

Sl.No	**Particulars of Remuneration**		**Name of the MD/WTD/Manager**			**Total Amount**	
1	**Gross salary**						
	(a) Salary as per provisions contained in section 17(1) of the Income Tax, 1961						
	(b) Value of perquisites u/s 17(2) of the Income tax Act, 1961						
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961						
2	Stock option						
3	Sweat Equity						
4	Commission						
	as % of profit						
	others (specify)						
5	Others, please specify						
	Total (A)						
	Ceiling as per the Act						

B. **Remuneration to other directors:**

Sl.No	**Particulars of Remuneration**		**Name of the Directors**			**Total Amount**	
1	Independent Directors						
	(a) Fee for attending board committee meetings						
	(b) Commission						
	(c) Others, please specify						
	Total (1)						
2	Other Non Executive Directors						
	(a) Fee for attending board committee meetings						
	(b) Commission						
	(c) Others, please specify.						
	Total (2)						
	Total (B)=(1+2)						
	Total Managerial Remuneration						
	Overall Cieling as per the Act.						

C. **REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD**

Sl. No.	**Particulars of Remuneration**		**Key Managerial Personnel**				**Total**
1	**Gross Salary**		**CEO**	**Company Secretary**	**CFO**	**Total**	
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961.						
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961						
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961						
2	Stock Option						
3	Sweat Equity						
4	Commission						
	as % of profit						
	others, specify						
5	Others, please specify						
	Total						

VII **PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES**

Type	**Section of the Companies Act**	**Brief Description**	**Details of Penalty/Punishment/Compounding fees imposed**	**Authority (RD/NCLT/Court)**	**Appeall made if any (give details)**
A. COMPANY					
Penalty					
Punishment					
Compounding					
B. DIRECTORS					
Penalty					
Punishment					
Compounding					
C. OTHER OFFICERS IN DEFAULT					
Penalty					
Punishment					
Compounding					

For and on Behalf of the Board of Directors
SPL Palms Developers Private Limited

Sd-/	Sd-/
Gopalakrishnan J	N Nagendra
Director	Director
(DIN:02354467)	(DIN: 07781675)

Place:Bengaluru
Date: 01/09/2023

Independent Auditor's Report

To The Members
M/s. SPL Palms Developers Private Limited (formerly known as Suvilas Realities Private Limited)
Bangalore-560080

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **M/s. SPL Palms Developers Private Limited ("the company")** which comprises the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss, the cash flow statement for the year ended March 31, 2023, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31 2023, and its loss (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the

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provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

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

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

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone 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 accounting principles generally accepted in India, including

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the Indian Accounting Standards specified under section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 implementation and maintenance of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Standalone Financial Statements

A. Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

i. Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

ii. 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 exressing our opinion on whether the company has adequate internal financial controls sytems in place and the operating effectiveness of such controls.

iii. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

iv. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone 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.

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v. Evaluate the overall presentation, structure, and content of the standalone Financial Statements, including the disclosures, and whether the standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

C. Materiality is the magnitude of misstatements in the standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in

(i) Planning the scope of our audit work and in evaluating the results of our work; and

(ii) To evaluate the effect of any identified misstatements in the Financial Statements.

D. We communicate with management 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.

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

Report on Other Legal and Regulatory Requirements:

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

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2. As required by Section 143(3) of the Act, based on our audit report we report that:

   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income and the Statement of Change in Equity and the Cash flow statement dealt with by this Report are in agreement with the books of account.

   d. In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

   e. On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

   f. With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer tour separate Report in "**Annexure B**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to standalone financial statements.

   g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
      In our opinion and to the best of our information and according to the explanations given to us, no remuneration was paid by the Company to its directors during the year

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hence reporting requirement under the provisions of section 197(16) of the Act is not applicable.

h. 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 does not have any pending litigations which would impact the financial position.

(ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

(iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or

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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;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under(a)and (b) above, contain any material misstatement.

(v) No dividend was paid nor declared during the year by the company.

(vi) Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For V G G C And Associates
Chartered Accountants
Firm's Registration Number: 024868S

V G G C And Associates BANGALORE

Vivek Gupta
Partner
Membership Number.506887
Date: May 27, 2023
Place: Bangalore
UDIN:23506887BGWCUU2797

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of SPL Palms Developers Private Limited [formerly known as Suvilas Realities Private Limited] of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

i. In respect of the Company's property, plant and equipment, right-of-use assets, and intangible assets:

(a) A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

B) The Company has does not own any intangible asset. Accordingly, reporting under lause 3(i)(a)(B) of the Order is not applicable

(b) The Company does not have any fixed assets as at 31 March 2023, hence reporting under clause 3(i)(b) is not applicable.

(c) The company does not have any fixed assets as at 31 March 2023 hence reporting under clause 3(i)(c) is not applicable.

(d) The company does not have any fixed assets at at 31 March 2023 hence reporting under clause 3(i)(d) is not applicable.

(e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

ii. (a) The Company is primarily engaged in the business of real estate development and related services and holds inventory in the form of land, properties under development and constructed properties and management has conducted physical verification of inventory by way of verification of title deeds, site visits and certification of extent of work completion by competent persons, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate and no material discrepancies were noticed on such physical verification..

iii. The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and accordingly, reporting under clause

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3(ii)(b) of the Order is not applicable.The Company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). Thus, reporting under clause 3(iii) of the Order is not applicable.

iv. In our opinion and according to the information and explanations given to us, the Company has not given any loan or made any investments or given any guarantee or security in respect of which the provisions of the sections 185 and 186 of the Act are applicable. Hence, reporting under clause 3(iv) of the Order is not applicable.

v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

vi. The maintenance of cost records has not been specified by the Central Government under subsection (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.

vii. In respect of statutory dues:

(a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.

(b) According to the information and explanation provided to us, there are no dues of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues which have not been deposited as on March 31, 2023 on account of dispute.

viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

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

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(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) The Company has taken Construction Finance Facility of ₹ 140 crore during the year, from TATA Capital Housing Finance Limited, the amount which has been disbursed out of the sanctioned limit same have been utilized for the purpose for which loan was taken.

(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.

(f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

xi. (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) As per the information and explanation provided to us, there are no whistle blower complaints received by the Company during the year (and upto the date of this report).

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

xiv. (a) According to the information and explanation provided to us, the company does not have internal audit system commensurate with the size and nature of the business.

(b) As per the information and explanation provided to us, Provision of Section 138 of the act is not applicable to the company. Hence there is no internal audit reports for the year under audit.

xv. In our opinion during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

xvi. (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

(b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii. The Company has incurred cash losses of Rs 514.53 millions during the financial year covered by our audit and Rs 37.29 millions during the immediately preceding financial.

xviii. The previous auditor M/s Bhargavi & Associates has resigned due the change in the shareholders and management of the company. We have taken into consideration the issues, objections or concerns raised by the outgoing auditors.

xix. 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 and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating 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.

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xx. (a) The provisions Section 135 [Corporate Social Responsibility ("CSR")] is not applicable to the company. Accordingly, reporting under clause 3(xx)(a) of the Order Is not applicable for the year.

(b) In provisions Section 135 [Corporate Social Responsibility ("CSR")] is not applicable to the company. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable for the year.

For V G G C And Associates
Chartered Accountants
Firm's Registration Number: 024868S

V G G C And Associates BANGALORE

Vivek Gupta
Partner
Membership Number.506887

Date: May 28, 2023
Place: Bangalore
UDIN: 23506887BGWCUU2797

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of SPL Palms Developers Private Limited [formerly known as Suvilas Realities Private Limited]of even date)

Report on the Internal Financial Controls with reference to Standalone Financials Statements under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")

We have audited the internal financial controls with reference to standalone financial statements of **SPL PALMS DEVELOPERS PRIVATE LIMITED** (the "Company") as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls with reference to standalone financial statements based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to standalone financial statements. Those Standards and the Guidance

Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to standalone financial statements.

Meaning of Internal Financial Controls with reference to standalone financial statements

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

Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material

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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 standalone financial statements to future periods are subject to the risk that the internal financial control with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to standalone financial statements were operating effectively as at March 31, 2023, based on the criteria for internal financial control with reference to standalone financial statements 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 ICAI.

For V G G C And Associates
Chartered Accountants
Firm's Registration Number: 024868S

V G G C And Associates BANGALORE

Vivek Gupta
Partner
Membership Number.506887

Date: May 27, 2023
Place: Bangalore
UDIN: 23506887BGWCUU2797

SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Regd. Off: No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bengaluru - 560 080
CIN: U70100KA2013PTC068447
Email ID: companysecretary@shrirampropertiess.com
Ph. No.080 - 4022 9999

Balance Sheet as at 31 March 2023
(All amounts in ₹ million , unless otherwise specified)

		Note	As at 31 March 2023	As at 31 March 2022
I	**ASSETS**			
1	**Non-Current assets**			
	(a) Property Plant and Equipment	2	-	13.61
	(b) Financial Assets			
	(i) Loans	3	-	515.28
	(ii) Other Financial Assets	4A	0.10	0.10
	(c) Defered tax assets (Net)	24	-	1.07
	(d) Non-current tax assets (net)		0.06	-
	Total non-current assets		**0.16**	**530.06**
2	**Current assets**			
	(a) Inventories	5	824.68	696.47
	(b) Financial Assets			
	(i) Cash and cash equivalents	6	8.90	1.04
	(ii) Other bank balances	7	22.65	-
	(iii) Other financial assets	4B	0.11	0.11
	(c) Other Current assets	8	21.41	3.35
	Total current assets		**877.75**	**700.97**
	Total Assets		**877.91**	**1,231.03**
II.	**EQUITY AND LIABILITIES**			
	Equity			
	(a) Equity share capital	10	0.10	0.10
	(b) Other equity	11	(557.71)	(40.49)
	Total Equity		**(557.61)**	**(40.39)**
	Liabilities			
	Non Current Liabilites			
	(a) Financial Liabilities			
	(i) Borrowings	12A	-	-
	Total non-current liabilities		**-**	**-**
	Current liabilities			
	(a) Financial liabilities			
	(i) Borrowings	12B	1,254.71	1,103.39
	(ii) Trade payables	13		
	(a) Total outstanding dues of micro & small enterprises		0.17	4.91
	(b) Total outstanding dues of creditors other than (ii)(a) above		12.67	27.39
	(iii) Other financial liabilities	14	21.95	1.57
	(b) Other current liabilities	15	146.02	134.16
	Total current liablities		**1,435.52**	**1,271.42**
	Total Equity & Liablilites		**877.91**	**1,231.03**

Summary of significant accounting policies 1.2
The accompanying notes referred to above form an integral part of the financial statements

As per report of even date

For V G G C & Associates
Chartered Accountants
Firm Registration No.: 024868S

For and on behalf of the Board of Directors of SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)

Vivek Gupta
Partner
Membership No.: 502887
Bengaluru
27 May 2023

Gopalakrishnan J
Director
DIN.: 02354467
Bengaluru
27 May 2023

N Nagendra
Director
DIN.: 07781675
Bengaluru
27 May 2023

SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Statement of profit and loss for the year ended 31 March 2023
(All amounts in ₹ million , unless otherwise specified)

	Note	Year ended 31 March 2023	Year ended 31 March 2022
Revenue			
Revenue from operations		-	-
Other income	17	0.06	0.01
Total Income		**0.06**	**0.01**
Expenses			
Material and Construction cost	18	40.78	36.75
Changes in Inventories	19	(128.21)	(186.29)
Finance expense, net	20	87.45	148.69
Depreciation and amortization expenses	21	1.62	2.19
Impairment losses	22	488.82	-
Other expenses	23	25.75	38.15
Total Expenses		**516.21**	**39.49**
Loss before tax		**(516.15)**	**(39.48)**
Tax expense:			
- current tax		**-**	**-**
- deferred tax charge	24	**1.07**	**(0.19)**
Loss after tax		**(517.22)**	**(39.29)**
Other comprehensive income			
Total comprehensive loss for the year		**(517.22)**	**(39.29)**
Loss per equity share	25		
Equity share of par value Rs. 10/- each			
Basic (Rs.)		(51,722.00)	(3,929.00)
Diluted (Rs.)		(51,722.00)	(3,929.00)
Significant accounting policies	1.2		

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

As per report of even date attached

For V G G C & Associates
Chartered Accountants
Firm Registration No.: 024868S

For and on behalf of the Board of Directors of SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)

Vivek Gupta
Partner
Membership No.: 502887

Bengaluru
27 May 2023

Gopalakrishnan J
Director
DIN.: 02354467

Bengaluru
27 May 2023

N Nagendra
Director
DIN.: 07781675

Bengaluru
27 May 2023

SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Statement of Cash Flows for the year ended 31 March 2023
(All amounts in ₹ million, unless otherwise stated)

	Year ended 31 March 2023	Year ended 31 March 2022
A. Cash flow from operating activities		
Loss before tax	**(516.15)**	**(39.48)**
Adjustments to reconcile loss before tax to net cash flows		
Depreciation expense	1.62	2.19
Finance costs	87.45	148.69
Impairment losses	488.82	-
Interest income	(0.06)	(0.01)
Operating profit before working capital changes	**61.68**	**111.39**
Working capital adjustments:		
Increase in inventories	(116.21)	(181.57)
Increase in other current assets	(18.06)	(3.35)
(Decrease) / increase in trade payables	(19.46)	34.24
Increase / (decrease) in other financial liabilities	20.38	(107.76)
Increase in provisions	-	0.33
Increase in other current liabilities	11.86	275.72
Cash flow generated from operations	**(59.81)**	**129.00**
Income tax paid (net)	(0.06)	-
Net cash flow generated from operating activities	**(59.87)**	**129.00**
B. Cash flows from investing activities		
Purchase of property, plant and equipment	-	(15.80)
Loan to related parties	-	26.55
Loan to related parties received back	26.46	-
Investment in bank deposits	(22.65)	-
Interest income received	0.06	-
Net cash flow (used in) / generated from investing activities	**3.87**	**10.75**
C. Cash flows from financing activities		
Proceeds from borrowings from others	750.00	-
Repayment of borrowings from others	(0.66)	-
Redemption of Non- convertible debentures	(506.15)	(300.00)
Loans availed from related parties (net)	(64.46)	260.91
Finance cost and processing charges paid	(114.86)	(148.37)
Net cash used in financing activities	**63.87**	**(187.46)**
Net (decrease) / increase in cash and cash equivalents (A+B+C)	**7.87**	**(47.70)**
Cash and cash equivalents at the beginning of the year	1.04	48.74
Cash and cash equivalents at the end of the year (Refer Note 8)	**8.90**	**1.04**

As per our report of even date

For V G G C & Associates
Chartered Accountants
Firm Registration No.: 024868S

Vivek Gupta
Partner
Membership No.: 502887

Bengaluru
27 May 2023

For and on behalf of the Board of Directors of SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)

Gopalakrishnan J
Director
DIN.: 02354467

Bengaluru
27 May 2023

N Nagendra
Director
DIN.: 07781675

Bengaluru
27 May 2023

SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Statement of changes in equity as at 31 March 2023
(All amounts in ₹ million , unless otherwise specified)

A. Equity share capital

Particulars	No.of Shares	Amount
Particulars		
Balance as at 1 April 2021	10,000	**0.10**
Changes in equity share capital during the period	-	**-**
Balance as at 31 March 2022	10,000	**0.10**
Changes in equity share capital during the period	-	**-**
Balance as at 31 March 2023	10,000	**0.10**

B. Other equity

	Reserves and surplus	
Particulars	**Retained Earnings**	**Total**
Balance as at 1 April 2021	**(1.20)**	**(1.20)**
Loss for the period	**(39.29)**	**(39.29)**
Balance as at 31 March 2022	**(40.49)**	**(40.49)**
Loss for the period	**(517.22)**	**(517.22)**
Balance as at 31 March 2023	**(557.71)**	**(557.71)**

As per report of even date attached

For V G G C & Associates
Chartered Accountants
Firm Registration No.: 024868S

For and on behalf of the Board of Directors of
SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)

Vivek Gupta
Partner
Membership No.: 502887

Bengaluru
27 May 2023

Gopalakrishnan J
Director
DIN.: 02354467

Bengaluru
27 May 2023

N Nagendra
Director
DIN.: 07781675

Bengaluru
27 May 2023

1 Company overview and significant accounting policies

1.1 Company overview

SPL Palms Developers Private Limited [formerly Suvilas Realities Private Limited] (' the Company '), was incorporated on 5 April 2013 under the Companies Act, 1956. The registered office of the Company is located at Bengaluru, Karnataka, India. The Company is engaged in the business of development of real estate projects.

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 notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 by Ministry of Corporate Affairs

The financial statements for the year ended 31 March 2023 were authorized and approved for issue by the Board of Directors on 27 May

b. Overall considerations

The financial statements have been prepared using the significant accounting policies and measurement bases that are in effect as at 31 March 2023, as summarized below.

c. 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.

Going Concern

During the year ended 31 March 2023, the Company has continued to incur losses and has incurred a net loss of ₹ 517.22 million and at that date, the Company's accumulated losses aggregated to ₹ 557.71 million. Based on the long term strategy and future business plan duly approved by the Board of Directors, the Company is expecting to generate positive cash flows going forward also. Accordingly, these accompanying financial statements have been prepared on a going concern basis as the management is satisfied that there are no events or conditions that may cast a significant doubt on the ability of the Company to continue as a going concern and hence the assets and liabilities have been recorded in the financial statements on the basis that the Company will be able to realize its assets and discharge its liabilities, in the normal course of business.

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 into 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'.

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

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 market data (unobservable inputs)

d. Functional and presentation currency

The financial statements are presented in Indian Rupee (‘ ₹ ’) which is also the functional and presentation currency of the Company.

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1.2 Significant accounting policies (continued)

e. 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 and 1.4.

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 be sold or consumed in the 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.

(v) Deferred tax assets and liabilities are classified as non-current assets and liabilities.

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

(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.

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1.2 Significant accounting policies (continued)

h. Standards issued/amended by MCA

Companies (Indian Accounting Standards) Amendment Rules, 2023

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the standalone financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

Ind AS 12 - Income Taxes

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its standalone financial statement.

i. Revenue recognition

Revenue from projects

Revenue is recognized 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 based on the transaction price which is 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 recognized on satisfaction of performance obligation upon transfer of control of residential units to customers in an amount that reflects the consideration the Company 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.

For performance obligations where one of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

Revenue from contracts with customers

In case, revenue is recognised over the time, it is being recognised from the financial year in which the registration of sale deed is executed. In respect of 'over the period of time', the revenue is recognised 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

The period over which revenue is recognised is based on entity's right to payment for performance completed.

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

For projects executed through joint development arrangements, the land owner provides land and the Company undertakes to develop the project on such land. The Company has agreed to transfer a certain percentage of constructed area or certain percentage of the revenue proceeds in lieu of land owner providing land. As the Company cannot reasonably estimate the fair value of the consideration received, revenue from the development and transfer of constructed area/ revenue sharing arrangement and its corresponding project cost is being accounted based on the stand-alone selling price of the construction services provided by the Company to such land owners.

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

Interest income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss. The expected cash flows are revisited on a yearly basis.

Interest on delayed receipts, cancellation/forfeiture income and transfer fees from customers are recognized on accrual basis except in cases where ultimate collection is considered doubtful.

1.2 Significant accounting policies (continued)

j. 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.

k. 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 while 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. Residual values, useful lives and method of depreciation are reviewed at each financial year end and adjusted

Office equipments	5 years
Furniture & fixtures	10 years
Computers	3 years
Vehicles	8 years
Leasehold improvements	3 years

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

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

l. Investment Properties

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised 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 recognised in the Statement of Profit and Loss as incurred.

m. 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 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 costs incurred on that borrowing during the period less any interest income earned on temporary investment from that borrowings, 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 expenditure incurred on that asset.

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

n. 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.

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 period as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961.

Current tax assets and current tax liabilities are offset only if there is legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

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 and the deferred taxes relate to the same taxable entity and the same taxation authority.

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 in equity.

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

Provisions are recognized when the Company has a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources, that can be reliably estimated, will be required to settle such an obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

r. 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, any deferrals or accruals of past operating cash receipts or payments 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.

The loan from/to related party is in nature of current accounts. Accordingly, receipts and payments from/to related parties have been shown on a net basis in the cash flow statement.

s. Rounding off amounts

All amounts disclosed in the financial statements are reported in million as per the requirement of Schedule III, except share and per share data, unless otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentages may not precisely reflect the absolute figures.

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1.2 Significant accounting policies (continued)

t. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition of financial assets which are not at fair value through profit or loss,

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.

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

De-recognition of financial assets

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

u. 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 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

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v. 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.

w. 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
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.

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 in India and there is no other significant geographical segment.

1.3 Significant estimates in applying accounting policies

a. Revenue from contracts with customers - The Company has applied judgements as detailed in note 1.2(j) that significantly affect the determination of the amount and timing of revenue from contracts with customers.

b. Net realisible value of inventory - The determination of net realisible value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencment and completion of the project, the estimated future selling price, cost to

c. Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

d. Useful lives of depreciable/amortizable assets – Management reviews its estimate of the useful lives of depreciable/amortizable assets at the end of each financial year, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software and other assets.

e. Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm’s length transaction at the reporting date.

1.4 Critical judgements in applying accounting policies

a. 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 Company’s future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

b. Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

c. Provisions – At each balance sheet date the management's judgement, changes in facts and legal aspects; and the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

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SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Summary of significant accounting policies and other explanatory information (continued)
(All amounts in ₹ million , unless otherwise specified)

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 period is as follows:

Particulars	Plant & Equipments	Furniture & Fixtures	Buildings	Total
Gross carrying amount				
At 01 April 2021	**0.01**	**-**	**-**	**0.01**
Additions	**-**	**5.69**	**10.11**	**15.80**
Disposals/Adjustments	**-**	**-**	**-**	**-**
At 31 March 2022	**0.01**	**5.69**	**10.11**	**15.81**
Additions	**-**	**-**	**-**	**-**
Disposals/Adjustments	**0.01**	**5.69**	**10.11**	**15.81**
At 31 March 2023	**-**	**-**	**-**	**-**
Accumulated depreciation				
At 01 April 2021	**0.01**	**-**	**-**	**0.01**
Charge for the period	-	0.79	1.40	2.19
Adjustments for disposals	**-**	**-**	**-**	**-**
At 31 March 2022	**0.01**	**0.79**	**1.40**	**2.20**
Charge for the period	-	0.55	1.06	1.62
Adjustments for disposals	(0.01)	(1.34)	(2.46)	(3.82)
At 31 March 2023	**-**	**-**	**-**	**-**
Net block				
At 31 March 2022	**-**	**4.90**	**8.71**	**13.61**
At 31 March 2023	**-**	**-**	**-**	**-**

a. Contractual obligations
There are no contractual commitments pending for the acquisition of property, plant and equipment as at balance sheet date.

b. Capitalized borrowing cost
There are no borrowing costs capitalized during the year ended 31 March 2023 and 31 March 2022

c. Property, plant and equipment pledged as security
There are no Property, plant and equipment pledged as security

3 Loans

Particulars	31 March 2023	31 March 2022
Non-Current		
Loans to related parties	-	515.28
	-	**515.28**
Details of loans - unsecured		
Loan receivables considered good	-	515.28
	-	**515.28**

Loan and advances to Directors/KMP/Related parties repayable demand

Type of borrower	As at 31 March 2023		As at 31 March 2022	
	Amount outstanding	Percentage of total	Amount outstanding	Percentage of total
Promoter	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related parties	-	-	515.28	100.00%
	-	**-**	**515.28**	**100.00%**

4 Other Financial Assets

Particulars	31 March 2023	31 March 2022
A Non-Current		
Deposits		
Recovery Expense Fund	0.10	0.10
	0.10	**0.10**
B Current		
Deposits		
Refundable Security Deposit-Bescom	0.11	0.11
	0.11	**0.11**
	0.21	**0.21**

5 Inventories

Particulars	31 March 2023	31 March 2022
(Valued at cost or net realizable value, whichever is lower)		
Properties under development (*)	824.68	696.47
	824.68	**696.47**

(*) Refer note 26 for details on assets pledged as security

6 Cash and cash equivalents

Particulars	31 March 2023	31 March 2022
Balances with banks		
- In current accounts	8.90	1.04
	8.90	**1.04**

Note:
There are undrawn committed borrowings of ₹ 650 million as at 31 March 2023 and ₹ Nil as at 31 March 2022.

7 Other bank balances

Particulars	31 March 2023	31 March 2022
Deposits with maturity more than 12 months	22.65	
	22.65	**-**

8 Other assets

Particulars	31 March 2023	31 March 2022
Current		
Advances other than Capital Advances		
Advance to Vendors for supply of goods and services	20.58	3.35
Prepaid Expenses	0.83	-
	21.41	**3.35**

9 Deferred tax assets

Particulars	31 March 2023	31 March 2022
Non-Current		
Advance tax	0.06	
	0.06	**-**

10 Equity share capital

	31 March 2023		31 March 2022	
Authorised	**Number**	**Amount**	**Number**	**Amount**
20,000 equity shares of ₹ 10 each	20,000	200,000	20,000	200,000
	20,000	**200,000**	**20,000**	**200,000**
Issued, subscribed and fully paid up				
10,000 equity shares of ₹ 10 each, fully paid-up	10,000	0.10	10,000	0.10
	10,000	**0.10**	**10,000**	**0.10**

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

	31 March 2023		31 March 2022	
Equity shares	**Number**	**Amount**	**Number**	**Amount**
Balance at the beginning of	10,000	0.10	10,000	0.10
Add: Issued during the year	-	-	-	-
Balance at the end of the year	**10,000**	**0**	**10,000**	**0**

b. Details of shareholder holding more than 5% share capital

	31 March 2023		31 March 2022	
Name of the equity shareholder	**Number**	**% of holding**	**Number**	**% of holding**
Mr. Sunil Chowdary	-	-	9,900	99%
Shriprop Builders Private Limited (^)	10,000	100%	-	-

(^) includes 1 equity share held by the nominee of Shriprop Builders Private Limited

c. Details of shareholding by promoters (*)

	31 March 2023			31 March 2022		
Promoter's name	**No. of shares**	**% of total shares**	**% change during the year**	**No. of shares**	**% of total shares**	**% change during the year**
Mr. Sunil Chowdary	-	0.00%	99.00%	9,900	99.00%	0.00%
Shriprop Builders Private Limited (^)	10,000.00	100.00%	100.00%	-	0.00%	0.00%

(*) Pursuant to transfer of Shares from erstwhile share holders to Shriprop Builders Private Limited on 25 November 2022, Company is a wholly owned Subsidiary of Shriprop Builders Private Limited (a wholly owned subsidiary of Shriram Properties Limited).

d. Rights attached to the equity shares:

The Company has only one class of equity shares having par value of ₹ 10 each. All equity shares carry similar voting rights of 1:1 and In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the

e. Buy back of equity shares, shares allotted by way of bonus shares

There have been no buy back of equity shares, issue of shares by way of bonus share or issue of share pursuant to contract without payment being received in cash since inception.

11 Other equity

Particulars	**31 March 2023**	**31 March 2022**
Retained earnings		
Opening balance	**(40.49)**	**(1.20)**
Add: Profit/ (loss) for the year	(517.22)	(39.29)
	(557.71)	**(40.49)**

12 Borrowings

	Particulars	**31 March 2023**	**31 March 2022**
A	**Non-Current**		
	Non-convertible Debentures (Secured)		
	3000 Series B Debentures of ₹. 100,000 each	-	300.00
	Less: Current maturity of long term borrowings	-	300.00
		-	**-**
B	**Current**		
	Term Loans (Secured)		
	Loan from others	721.93	-
	Loan from others(unsecured)		
	Loan from related parties	532.78	-
	Loan from other body corporates		597.24
	Debenture redeemable premium accrued but not due	-	206.15
	Current maturities of long term borrowings	-	300.00
		1,254.71	**1,103.39**
		1,254.71	**1,103.39**

SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ million , unless otherwise specified)

12 Borrowings (continued)

Sl.N	Particulars	Nature of security	Repayment details	31 March 2023	31 March 2022
	Non-Current borrowings				
1	**Secured, Rated, Redeemable, Listed, Non Convertible Debentures**	"3000 Series A Debentures" of Rs. 1,00,000 each and The debentures are secured by First and exclusive charge by way of an Equitable mortgage over the Mortgaged property. First and exclusive charge by way of hypothecation over the charged properties. Pledge of all the equity shares of the company.	The tenure of Series A Debentures shall be redeemed such that the eligbile investor achieves an IRR of 18% on the principal amount. These are redeemable within 36 months from the issue date i.e 30 August 2019. There shall be moratorium period for 12 months commencing from the date of issue during which no principal amount shall be repaid.	-	300.00
			Debenture redemption premium accrued	-	206.15
				-	**506.15**
	Current borrowings				
	Term loan from others				
1	**Tata Capital Housing Finance Limited**	Exclusive charge by way of registered mortgage over unsold area of land, building and construction thereof of **"The Poem by Shriram Properties"** project being constructed on all that piece and parcel of residentially converted immovable property bearing Survey no. 20 measuring 1 Acre 36 Guntas, Survey no.21 measuring 2 Acres 24 Guntas, Survey no.22 measuring 1 Acre 37 Guntas and Survey no.28 measuring 30 Guntas of mydarahalli village and Survet no.60/3 measuring 10.5 Guntas of Shettihalli village situated in Hobli, bangalore. Cross collaterization by way of registered mortgage over development rights and developer's share of unsold area of land and building of **"Shriram Mystique"** (Erstwhile Shriram Suvilas Garden of Joy) project being constructed on all that piece and parcel of non-agricultural residentially converted land bearing Survey no.15/2 measuring in all about 2 Acres 05 Guntas along with 25 Guntas of kharab, presently bearing municipal no.002 situated at Myadarahalli, Yeshwanthapura Hobli, Bangalore North Taluk	Repayle in 24 monthly instalments starting from 43rd month from 1st disbursement of respective Term Loan	754.44	-
			Unamortised processing fees	(32.51)	-
	The effective interest rate per annum of the loan borrowed from the above financial institution is 12%				
2	**Loan from related party**				
	M/s Shriram Properties Limited	Unsecured (Interest free)	Repayable on demand	532.78	-
3	**Loans from other body corporates**				
	M/s Shriram Properties Limited	Unsecured	Loan shall carry a 24% rate of Interest p.a. monthly compounded & shall be repayable on demand	-	597.24
				1,254.71	**597.24**
				1,254.71	**1,103.39**

13 Trade Payables

Particulars	31 March 2023	31 March 2022
Total outstanding due of micro enterprises and small enterprises (refer note below)	0.17	4.91
Total outstanding due of creditors other than micro enterprises and small enterprises	12.67	27.39
	12.84	**32.30**

Note

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 2023, 31 March 2022 has been made in the financial statements based on the information received and available with the Company. There is no dues to suppliers as at the balance sheet dates.

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2023 and 31 March 2022 :

Particulars	31 March 2023	31 March 2022
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;		
- Principal	0.17	4.91
- Interest	0.34	0.33
ii) the amount of interest paid by the buyer in terms of section 16, 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;	0.34	0.33
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.	Nil	Nil

Trade payable ageing schedule as at 31 March 2023

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	0.17	-	-	-	**0.17**
(ii) Others	12.67	-	-	-	**12.67**
	12.84	**-**	**-**	**-**	**12.84**

Trade payable 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	
(i) MSME	4.91	-	-	-	**4.91**
(ii) Others	27.30	0.02	0.07	-	**27.39**
	32.21	**0.02**	**0.07**	**-**	**32.30**

14 Other financial liabilities

Particulars	31 March 2023	31 March 2022
Current		
Refund to customers	1.15	1.15
Audit fees Payable	0.44	0.23
Other payables	20.36	0.19
	21.95	**1.57**

15 Other liabilities

Particulars	31 March 2023	31 March 2022
Current		
Revenue received in advance	144.82	132.47
Statutory dues payable	1.20	1.69
	146.02	**134.16**

SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)
Summary of significant accounting policies and other explanatory information
(All amounts in ₹ million , unless otherwise specified)

17 Other Income

Particulars	31 March 2023	31 March 2022
Interest income on FD	0.06	0.01
	0.06	0.01

18 Materials & Construction Cost

Particulars	31 March 2023	31 March 2022
Constructions Expenses	27.14	34.48
Electricity Expenses	0.72	0.55
Work Force	8.05	0.35
Rent-Plant & Machinery	4.87	1.37
	40.78	36.75

19 Increase in inventory of properties under development

Particulars	31 March 2023	31 March 2022
Inventory at the beginning of the year	696.47	514.90
Inventory at the end of the year	824.68	696.47
Less: Model House capitalized as Inventory	-	(4.72)
	(128.21)	**(186.29)**

20 Finance expense, net*

Particulars	31 March 2023	31 March 2022
Interest		
- on loan from others	8.67	-
- on Intercompany	7.74	87.27
Interest due - MSME	0.01	0.33
Debentures redemption premium -Prorate basis	71.03	61.09
	87.45	148.69

(*) Finance expenses fully inventorized for 31 Mar 2023 and 31 March 2022

21 Depreciation

Particulars	31 March 2023	31 March 2022
Depreciation (Refer Note 2)	1.62	2.19
	1.62	**2.19**

22 Impairment losses

Particulars	31 March 2023	31 March 2022
Bad debts written off (*)	488.82	-
	488.82	**-**

(*) During the current year the company had written of balances from related parties on account of non recoverability

23 Other expenses

Particulars	31 March 2023	31 March 2022
Printing and stationery	0.01	0.01
Audit Fees	0.44	0.25
Professional Charges	0.74	1.77
GST Late filing fees	0.03	0.01
Bank Charges	0.03	0.01
Demat/Listing/RTA Expenses	1.35	0.05
Travelling and conveyance	0.06	-
Advertisement Services	0.84	0.02
Sales & Marketing Expenditure	19.86	35.29
Office Expenses & other Admin Expenses	2.39	0.74
	25.75	**38.15**

* Details of payment to auditors (excluding taxes)		
As auditor:		
Audit fee		
- Statutory Audit	0.25	0.25
	0.25	**0.25**

24 Income tax

Particulars	31 March 2023	31 March 2022
A. Tax expense comprises of:		
Current tax	-	-
Deferred tax	(1.07)	0.19
Income tax expense reported in the statement of profit or loss	**(1.07)**	**0.19**

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% (31 March 2022: 25.17%) and the reported tax expense in profit or loss are as follows:

Reconciliation of effective tax rate		
Accounting loss before tax	(516.15)	(39.48)
Effective tax rate in India	25.17%	25.17%
At India’s statutory income tax rate	(129.90)	(9.94)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Reversal of deferred tax asset pursuant to re-assessment of future taxable income	(1.07)	0.19
Unrecorded deferred tax asset on current year business losses	129.90	9.94
Income tax expense	**(1.07)**	**0.19**

C. Recognised 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.

Movement in deferred tax assets

Particulars	01 April 2021	Recognised in securities	Recognised in OCI	Recognised in profit and loss	31 March 2022
Timing difference on allowability of expenses	0.88	-	-	0.19	1.07

Particulars	31 March 2022	Recognised in securities	Recognised in OCI	Recognised in profit and loss	31 March 2023
Timing difference on allowability of expenses	1.07	-	-	(1.07)	-

25 Loss per share (EPS)

Particulars	31 March 2023	31 March 2022
Weighted average number of shares outstanding during the period	10,000	10,000
Add: Dilutive effect of stock options	-	-
Weighted average number of shares used to compute diluted EPS	**10,000**	**10,000**
Net profit after tax attributable to equity shareholders	(517.22)	(39.29)
Loss per share		
Basic (₹)	(51,722.00)	(3,929.00)
Diluted (₹)	(51,722.00)	(3,929.00)
Nominal value - per equity share in rupees	10.00	10.00

The company doesn't have any potential dilutive equity shares and therefore basic and diluted EPS are same.

26 Assets pledged as security

Particulars	31 March 2023	31 March 2022
The carrying amounts of assets pledged as security for non-current borrowings are:		
Non-financial assets		
First charge		
Inventories*	824.68	696.47
Total current assets pledged as securities	**824.68**	**696.47**

27 Financial instruments

Financial instruments by category

The carrying value and fair value of financial instruments by categories as at 31 March 2023 are as follows :

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial Assets						
Loans	3	-	-	-	-	-
Cash and cash equivalents	6	-	-	8.90	8.90	8.90
Other bank balances	7	-	-	22.65	22.65	22.65
Other financial assets	4A & 4B	-	-	0.21	0.21	0.21
		-	**-**	**31.76**	**31.76**	**31.76**
Financial Liabilites						
Borrowings	12A & 12B	-	-	1,254.71	1254.71	1254.71
Trade payables	13	-	-	12.84	12.84	12.84
Other financial liabilities	14	-	-	21.95	21.95	21.95
		-	**-**	**1,289.50**	**1,289.50**	**1,289.50**

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

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial Assets						
Loans	3	-	-	515.28	515.28	515.28
Cash and cash equivalents	6	-	-	1.04	1.04	1.04
Other bank balances	7	-	-	-	-	-
Other financial assets	4A & 4B	-	-	0.21	0.21	0.21
		-	**-**	**516.53**	**516.53**	**516.53**
Financial Liabilites						
Borrowings	12A & 12B	-	-	1,103.39	1103.39	1103.39
Trade payables	13	-	-	32.30	32.30	32.30
Other financial liabilities	14	-	-	1.57	1.57	1.57
		-	**-**	**1,137.26**	**1,137.26**	**1,137.26**

Notes to financial instruments

The management assessed that the fair value of above financial assets and 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.

(i) Fair values hierarchy

Financial assets are measured at fair value in the financial statement and 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

(ii) Financial assets and liabilities measured at fair value

The Company's finance team performs valuations of financial items for financial reporting purposes, including Level 3 fair values, in consultation with third party valuation specialist for complex valuations, wherever necessary. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximizing the use of market-based information.

28 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 to which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement
Credit risk	Cash and cash equivalents, trade receivables, loans and other financial assets measured at amortized cost.	Ageing analysis and recoverability assessment
Liquidity risk	Borrowings and other financial liabilities	Rolling cash flow forecasts
Market risk – Interest rate	Borrowings at variable rates	Sensitivity analysis
Market risk – Price risk	Investments measured at FVTPL	Sensitivity analysis

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

a. Credit risk

Credit risk arises from cash and cash equivalents, trade receivables and investments carried at amortized cost, loans other financial assets.

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.

i) Low credit risk

ii) High credit risk

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

Asset group	Description	Provision for expenses credit	31 March 2023	31 March 2022
Low credit risk	Cash and cash equivalents, other bank balances	Life time expected credit loss	31.55	1.04
High credit risk	Loans and other financial assets	Life time expected credit loss or fully provided for	0.21	515.49

(*) A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is

Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on 12 month and lifetime expected credit loss basis for following financial assets:

31 March 2023

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	8.90	-	8.90
Other bank balances	22.65	-	22.65
Other financial assets	0.21	-	0.21

31 March 2022

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Loans	515.28	-	515.28
Cash and cash equivalents	1.04	-	1.04
Other bank balances	-	-	-
Other financial assets	0.21	-	0.21

Expected credit loss for trade receivables under simplified approach

Trade receivables are secured in a form that of sold residential units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern. The Company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.

During the periods presented, the Company made no write-offs of trade receivables.

28 Financial risk management (contd.)

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 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 analyzes 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.

31 March 2023	Less than 1 year	1 year to 5 years	5 years and above	Total
Non-derivatives				
Borrowings	628.05	895.26	160.11	1,683.42
Trade payables	12.84	-	-	12.84
Other financial liabilities	21.95	-	-	21.95
Total	**662.84**	**895.26**	**160.11**	**1,718.21**

31 March 2022	Less than 1 year	1 year to 5 years	5 years and above	Total
Non-derivatives				
Borrowings	1,183.09	-	-	1,183.09
Trade payables	32.30	-	-	32.30
Other financial liabilities	1.57	-	-	1.57
Total	**1,216.96**	**-**	**-**	**1,216.96**

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:

Particulars	31 March 2023	31 March 2022
Fixed rate borrowing	532.78	1,103.39
Variable rate borrowing (*)	721.93	-
Total borrowings	**1,254.71**	**1,103.39**

(*) Excluding adjustment for unamortised processing fees

Sensitivity

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

Particulars	31 March 2023	31 March 2022
Interest rates – increase by 50 basis points (50 bps)	(0.34)	(0.13)
Interest rates – decrease by 50 basis points (50 bps)	0.34	0.13

29 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

The Company is primarily funded through optionally convertible debenture(OCD) issued to its investors and loan from Holding company. The aforesaid OCDs and loan are the most subordinate class of debt and are payable once the project is completed and all the liabilities

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.

As at 31 March 2023, the Company has no borrowings other than optionally convertible debentures carried at FVTPL whose value is Nil. Accordingly, gearing ratio is not presented.

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 year ended 31 March 2023:

Particulars	**31 March 2023**	**31 March 2022**
Borrowings	1,254.71	1,103.39
Less: Cash and cash equivalents	8.90	1.04
Net debt	**1,245.81**	**1,102.35**
Total equity	(557.61)	(40.39)
Gearing ratio	**(2.23)**	**(27.29)**

Notes:

(i) Equity includes all capital and reserves of the Company that are managed as capital

(ii) Debt is defined as long term and short term borrowings (The Company has issued Optionally convertible debentures (OCDs) to its investors. Such OCDs have been classified as borrowings as per the provisions of the applicable accounting framework.)

No changes were made in the objectives, policies or processes for managing capital during the year ended 31 March 2023 and 31 March

30 Other commitments and contingencies

The Company is involved in certain litigation for lands acquired by it for construction purposes through joint development agreement. These cases are pending with various courts and scheduled for hearings shortly. After considering the circumstances, the management believes that these cases will not adversely effect its financial statements.

31 Corporate social responsibility expenses

Since the Company does not meet the criteria specified in Section 135 of the Companies Act, 2013, the Company is not required to spend any amount on activities related to corporate social responsibility for the years ended 31 March 2023 and 31 March 2022.

32 There are no employees in the Company. Hence, disclosures as required under Ind AS 19 – 'Employee Benefits' is not applicable to the Company.

33 Segmental Information

The Company is engaged in the development and construction of residential which is considered to be the only reportable business segment as per IndAS 108, 'Segment Reporting'. The Company operates primarily in India and there is no other significant geographical segment. The Company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated and hence the Company does not have any concentration risk.

34 Related party trasactions

(i) Parties exercising control	**Relationship**
Shriprop Builders Private Limited	Holding Company (w.e.f 25 November 2022)
Shriram Properties Limited	Ultimate Holding Company (w.e.f 25 November 2022)
Mr. Sunil Chowdary	Party exercising control (until 24 November 2022)

(ii) Parties having significant influence

Suvilas Properties Private Limited (until 24 November 2022)
Suvilas Constructions Private Limited (until 24 November 2022)
Pannas Makeup Private Limited (until 24 November 2022)

(iii) Key managerial personnel	**Relationship**
Gopalakrishnan Jagadeeswaran	Director (w.e.f 25 November 2022)
Thanjavur Venbu Ganesh	Director (w.e.f 25 November 2022)
Narasimhamurthy Nagendra	Director (w.e.f 25 November 2022)
Mr. Sunil Chowdary	Director (until 24 November 2022)
Mr. M N Umesh	Director (until 24 November 2022)

(iv) Balances with related parties as on date are as follows

Particulars	31 March 2023	31 March 2022
Shriram Properties Limited		
Loan taken by the company	532.78	-
Suvilas Properties Private Limited		
Loans given by company	-	514.10
Suvilas Constructions Private Limited		
Loans given by company	-	1.10

(iv) The transactions with the related parties are as follows

Particulars	31 March 2023	31 March 2022
Shriram Properties Limited		
Loan taken by the company, repaid	64.46	-
Suvilas Properties Private Limited		
Loans given by company	8.62	71.30
Loan taken by the company, repaid	5.29	98.50
Write off of balances	517.43	-
Suvilas Constructions Private Limited		
Loans given by company	0.05	1.60
Loan taken by the company, repaid	0.17	1.00
Write off of balances	0.98	
Mr. Sunil Chowdary		
Loan taken from director	29.62	-
Write off of loan from director	29.62	-

35 Additional disclosures as required by Ind AS 115 (Revenue from contract with customers)

a. Contract balances

Particulars	As at 31 March 2023	As at 31 March 2022
Contract liabilities		
Revenue received in advance	144.82	132.47
Total contract liabilities	**144.82**	**132.47**

i. 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	Revenue received in advance	
	31 March 2023	**31 March 2022**
Opening balance	132.47	-
Add: Additions/adjustments during the year	12.35	132.47
Less: Revenue recognised during the year	-	-
Closing balance	**144.82**	**132.47**

c. The performance obligation the company in case of sale of apartments is satisfied once the project is completed and control is transferred to customers. The customer makes payment of the contract price as per installment stipulated in the customer's agreement which can be cancelled by the customer at his convenience.
The transaction price of the remaining performance obligation (unsatisfied or partly satisfied) as at 31 March 2023 is ₹ 521.97 million (31 March 2022 is ₹ 496.50 million). The same is expected to be recognised within the next 1-3 years.

36 Other statutory information

(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.

37 Ratios required as per Schedule III requirements

Ratio Name	Numerator	Denominator	Ratio (2022-23)	Ratio (2021-22)	% of change	Explanation for change beyond 25%
Current Ratio	Current Assets	Current Liabilities	0.61	0.55	10.91%	NA
Debt Equity Ratio	Total Debt	Shareholders equity	(2.25)	(27.32)	91.76%	refer note a.
Debt Service Coverage Ratio	Earnings available for debt service (Net Profit after taxes + Interest +/- Non cash operating expenses/(incomes) + other adjustments)	Debt Service (Interest+lease payments +Principal repayments)	(0.09)	(0.59)	84.86%	refer note b.
Return on Equity Ratio	Net Earnings	Shareholder's fund	NA	NA	NA	refer note c.
Inventory Turnover ratio	Cost of goods sold	Average Inventory	NA	NA	NA	refer note d.
Trade Receivables Turnover Ratio	Net Credit Sales	Average trade receivables	NA	NA	NA	refer note d.
Trade payables Turnover Ratio	Net Credit Purchase	Average trade Payables	1.81	2.28	(20.60%)	refer note e.
Net Capital Turnover Ratio	Net Sales	Working Capital	NA	NA	NA	refer note d.
Net Profit Ratio	Net Profit (Revenue-cost)	Revenue	NA	NA	NA	refer note d.
Return on Capital Employed	EBIT	Capital Employed (Tangible networth+Total Debt-Deferred Tax asset)	(0.62)	0.10	(699.62%)	refer note f.
Return on investment	Income from FD	Average fixed deposits	0.003	0.001	1.65	NA

Note:

a. The increase in the debt equity ration is mainly on account of the higher losses during the current year on account of impairment losses recognized.

b. The improvement in the debt service coverage ratio is mainly on account of the higher impairment losses recognized and lower finance cost payment required to be made in the current year as a result of repayment of loans

c. Return on equity is not applicable as there is negative shareholders funds at the end of both current and previous years.

d. Inventory turnover ratio, trade receivables turnover ratio and net profit ratio is not applicable as there has been no revenue recognised in both the current and previous years.

e. Improvement in Trade payables turnover ratio is mainly on account of timely payment to creditors during the current year

f. The reduction in return on capital employed is on account of higher losses recognised during the current year on account of loss from impairment

38 Events occurring after the reporting date

No adjusting or significant non-adjusting events have occurred between 31 March 2023 and the date of authorization of financial statements.

As per report of even date attached

For V G G C & Associates
Chartered Accountants
Firm Registration No.: 024868S

For and on behalf of the Board of Directors of
SPL Palms Developers Private Limited (formerly Suvilas Realities Private Limited)

Vivek Gupta
Partner
Membership No.: 502887

Bengaluru
27 May 2023

Gopalakrishnan J
Director
DIN.: 02354467

Bengaluru
27 May 2023

N Nagendra
Director
DIN.: 07781675

Bengaluru
27 May 2023