

Sylvanus Properties Limited



2024-2025

Annual Report

Corporate Information

Board of Directors

Mr. Rikesh Kirtikumar Lakhani
Whole-time Director
(DIN: 10162813)

Mr. Ssatyajit Parrihaar
Non-Executive Director
(DIN: 09643887)

Mr. Milind Ramakant Khedekar
Non-Executive Director
(DIN: 10163617)

Company Secretary

Ms. Akriti Gupta

Statutory Auditors

M/s Raj Girikshit & Associates
Chartered Accountants

Registered Office

Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi – 110001
Website: <https://embassyindia.com/sylvanus>
Tel: 011-42175143
Email: edlsecretarial@embassyindia.com
CIN: U70109DL2006PLC151260

Corporate Office

Mumbai Office:
One World Center, Tower 2A, 4th floor, Senapati Bapat Marg, Mumbai – 400013
Tel: (022) 65722233

Bangalore Office:

Embassy One- Pinnacle, 14th floor, Bellary Road, Dena Bank Colony, Bengaluru Karnataka – 560032
Tel: (080) 69354859

Registrar & Share Transfer Agent

KFin Technologies Limited
Selenium Tower B, Plot No.31 & 32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Mandal, Hyderabad - 500 032
Tel: +91 9642222997
Fax: 040-23431505
Email: einward.ris@kfintech.com
Website: <https://www.kfintech.com/>

Debenture Trustee

IDBI Trusteeship Services Limited
Contact Person: Mr. Nikhil Lohana
Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai – 400001, Maharashtra
Tel: (022) 40807008
Fax: (022) 66311776
Website: <https://idbitrustee.com/>



SYLVANUS PROPERTIES LIMITED

(CIN: U70109DL2006PLC150229)

Registered Office: Office No 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi - 110001, **Email:** edlsecretarial@embassyindia.com, **Tel:** 011-42175143
Website: <https://embassyindia.com/sylvanus/>

BOARD'S REPORT

Dear Members

The Board of Directors (“**Board**”) take pleasure in presenting this 19th (nineteenth) Annual Report of Sylvanus Properties Limited (the “**Company**” or “**SPL**”), together with the audited financial statements of the Company for the financial year ended March 31, 2025.

FINANCIAL HIGHLIGHTS

The summary of the audited financial statements of the Company for the FY ended March 31, 2025 are as under

Particulars	(₹ in Millions)	
	For the year Ended March 31, 2025	For the year Ended March 31, 2024
Total Revenue	146.80	210.50
Less:		
Total Expenses	537.30	1,497.00
Profit / (Loss) before exceptional and extraordinary items and tax	(390.50)	(1,286.50)
Exceptional items	1,320.00	-
Profit / (Loss) before extraordinary items and tax	(1,710.50)	(1,286.50)
Extraordinary items	-	-
Profit before tax	(1,710.50)	(1,286.50)
Tax expense:	47.20	(0.60)
Current tax (including earlier years)	1.70	-
Deferred tax charge/(credit)	45.50	(0.60)
Profit / (Loss) after tax from continuing operations	(1,757.70)	(1,285.90)
Profit / (Loss) from discontinuing operations after tax		
Profit / (Loss) from discontinuing operations before tax	-	-
Tax expense of discontinuing operations	-	-
Profit / (Loss) for the period	(1,757.70)	(1,285.90)
Other Comprehensive Income	2.30	(2.00)
Total Comprehensive Income for the period	(1,755.40)	(1,287.90)

STATE OF COMPANY'S AFFAIRS

Sylvanus Properties Limited is a wholly owned subsidiary of Embassy Developments Limited (*formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited*). The Company is engaged in the business, inter alia, of construction and development of real estate projects and allied activities.

During the year under review, there has been no change in the nature of the business carried on by the Company.

PERFORMANCE, PROSPECTS AND OUTLOOK

During FY 2024-25, the Company incurred a loss of INR 1,755.40 millions as against the Loss of INR 1,287.90 millions incurred in the previous financial year.

TRANSFER TO RESERVES

During FY 2024-25, the Company has not transferred any amount to the reserves on account of losses incurred during the year.

SUBSIDIARIES, ASSOCIATE AND JOINT VENTURE COMPANIES

As at March 31, 2025, your Company had no Subsidiaries, Associates and Joint Ventures.

During FY 2024-25, no company became or ceased to be Subsidiary or Joint Venture or Associate of the Company.

DIVIDEND

During FY 2024-25, in view of the business requirements of the Company, the Board of Directors of the Company has not recommended any dividend.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

During FY 2024-25, since, no amount was lying unpaid/ unclaimed with the Company for a period of seven years or more, hence, the Company was not required to transfer any amount to the Investor Education and Protection Fund ("IEPF") in terms of the provisions of Section 125 of the Companies Act, 2013 and Rules framed thereunder.

PUBLIC DEPOSITS

During the year under review, the Company has not accepted any deposits from the public, falling within the ambit of Chapter V of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014, therefore the disclosures required in terms of Rule 8 of the Companies (Accounts) Rules, 2014, are not required to be given.

SHARE CAPITAL

During the year under review, there has been no change in the share capital of the Company.

NON-CONVERTIBLE DEBENTURES

During the year under review, the Company has raised an aggregate of Rs. 250 Crores by way of issuance and allotment of 25,000 Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Non-Convertible Debentures of face value INR 1,00,000/- (Rupees One Lakh Only) ("NCDs"), on a Private Placement basis as per below mentioned table:

Sl. No.	ISIN/ Series	Allotment date	BSE Limited listing date	Listing quantity	Total amount raised (INR in crores)	Issue type
1.	INE826M07038/ Series I	January 03, 2025	January 07, 2025	20000	200	First & final tranche under Series I

2.	INE826M0 7046/ Series II	March 18, 2025	March 19, 2025	5000	50	First tranche under Series II
----	--------------------------------	-------------------	----------------	------	----	----------------------------------

The Company has been regular in payments of interest thereon in terms of the Disclosure Document(s). These NCDs are listed on WDM segment of BSE Limited.

The Company has complied with all applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

As on March 31, 2025, the Company repaid INR 16 Crore under Series I Debentures by way of unscheduled partial redemption through reduction in face value. Consequently, Non-Convertible Debentures aggregating to INR 234 Crore, comprising INR 184 Crore under Series I and INR 50 Crore under Series II, continued to remain outstanding. These redemptions were carried out in accordance with the terms of the respective Debenture Trust Deed and applicable regulatory provisions.

CREDIT RATING

During the period under review, the Company got following credit ratings for the Long-Term Facilities – Non-Convertible Debentures (NCDs):

ISIN	Name of the CRA	Credit Rating	Outlook
INE826M07038	Infomerics Valuation and Rating Private Limited	IVR A-/ (CE)	Stable
INE826M07046	Infomerics Valuation and Rating Private Limited	IVR A-/ (CE)	Stable

DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

As at March 31, 2025, the composition of the Board is in compliance with the provisions of Companies Act, 2013 read with the rules made thereunder. The details of Directors and KMP are as follows:

1. Mr. Rikesh Kirtikumar Lakhani (DIN: 10162813), Whole-time Director, designated as Key Managerial Personnel.
2. Mr. Ssatyajit Parrihaar (DIN: 09643887), Non-Executive Director.
3. Mr. Milind Ramakant Khedekar (DIN: 10163617), Non-Executive Director
4. Ms. Akriti Gupta, Company Secretary, designated as Key Managerial Personnel.
5. Mr. Sumit Goyal, Chief Financial Officer, designated as Key Managerial Personnel.

During the financial year 2024-25, Ms. Alka Malhotra resigned from the position of Company Secretary of the Company with effect from April 22, 2024. Subsequently, the Board appointed Ms. Akriti Gupta as the Company Secretary of the Company with effect from April 30, 2024.

Further, in accordance with the provisions of the Companies Act, 2013, and in terms of the Articles of Association of the Company, Mr. Milind Ramakant Khedekar, is liable to retire by rotation at the ensuing AGM of the Company and being eligible has offered himself for reappointment.

The required details of director(s) seeking approval for appointment/re-appointment at the ensuing AGM of the Company, including nature of expertise in specific functional areas and names of the Companies in which they hold Directorship and other details, as stipulated in applicable Secretarial Standards, are provided in the Notice of AGM.

None of the Directors of your Company is disqualified to hold office in terms of the provisions of the Companies Act, 2013, read with relevant rules framed thereunder and other laws for the time being in force.

BOARD MEETINGS

During FY 2024-25, the Board of Directors of the Company met 13 (thirteen) times. The intervening gap between these meetings was within the period prescribed by the Companies Act 2013 read with Secretarial Standard-1. The details of such meetings are given in Annual Return i.e. form MGT-7.

PERFORMANCE EVALUATION OF BOARD, ITS COMMITTEES AND INDIVIDUAL DIRECTORS

Pursuant to the provisions of Section 134 of the Companies Act, 2013 read with the rules made thereunder, your company is not required to carry out the performance evaluation of Board, its Committees and Individual Directors.

POLICY ON APPOINTMENT OF DIRECTORS AND THEIR REMUNERATION

The provisions of section 178 of the Companies Act, 2013 read with the rules made thereunder are not applicable to your Company. Hence, it is not required to formulate the policy on Appointment of Directors and their Remuneration and disclosure of salient features thereof in this report.

AUDITORS

(a) Statutory Auditors

M/s Raj Girikshit & Associates, Chartered Accountants (FRN: 022280N), were appointed as the Statutory Auditors of the Company by the members at the Eighteenth Annual General Meeting held on September 26, 2024, for a term of five years, i.e. until the conclusion of the Annual General Meeting of the Company to be held in the year 2029.

The report, issued by the Statutory Auditors, on the audited financial statements of the Company for the financial year 2024-25, does not contain any qualification, reservation, adverse remark or disclaimer and is self-explanatory & therefore does not call for any further explanation. No fraud has been reported by the Auditors of the Company in terms of the provisions of Section 143(12) of the Companies Act, 2013, and Rules framed thereunder.

(b) Cost Auditors & Cost Auditors Report

Pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014, as amended (including any Statutory Modification(s) or re-enactment(s) thereof, for the time being in force), the Company had appointed M/s Gurbinder Chopra & Co., as its Cost Auditors, for conducting the audit of the cost records maintained by the Company for the financial year ended March 31, 2025.

The report, issued by the Cost Auditors for the financial year 2024-25, does not contain any qualification, reservation, adverse remark or disclaimer and is self-explanatory & therefore does not call for any further explanation. No fraud has been reported by the Auditors of the Company in terms of the provisions of Section 143(12) of the Companies Act, 2013, and Rules framed thereunder.

Further, M/s Gurbinder Chopra & Co., Cost Accountants was re-appointed as the Cost Auditors for the financial year 2025-26 at such remuneration as may be recommended by the Board and ratified by the shareholders at the ensuing Annual General Meeting.

The Company has provided all assistance, facilities, documents, records and clarifications etc. to the Cost Auditor's for conducting their audit.

DIRECTORS' RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors, in terms of Section 134(3) of the Companies Act, 2013, hereby state and confirm that:

- a) in the preparation of the annual financial statements for the year ended March 31, 2025, the applicable accounting standards had been followed along with proper explanation relating to material departures, if any;
- b) such accounting policies as mentioned in the Notes to the Financial Statements have been selected and applied consistently and judgments and estimates have been made 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, 2025 and the profit and loss of the Company for the year ended on that date;
- c) proper and sufficient care has been 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 financial statements have been prepared on a going concern basis;
- e) proper internal financial controls are in place and such financial controls are adequate and are operating effectively; and
- f) proper systems to ensure compliance with the provisions of all applicable laws are in place and are adequate and operating effectively.

PARTICULARS OF EMPLOYEES

The requirement to disclose particulars of Employees/ Managerial Remuneration Details pursuant to Sections 134(3) and 197(12) of the Companies Act, 2013, read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is not applicable to the Company.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The particulars of loans, guarantees or securities and investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the financial statements of the Company for FY 2024-25.

Further, during the FY 2024-25, in terms of the provisions of Section 186(1) of the Companies Act, 2013, the Company did not make any investments through more than two layers of investment companies.

RELATED PARTY TRANSACTIONS

During the year, no materially significant related party transaction was entered into by the Company with its Related Party, Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. All the related party transactions entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. Hence the disclosure of information in the Form AOC-2 is not applicable.

Further, your Directors wish to draw the attention of the members to Notes to the Financial Statements which sets out detailed disclosures on Related Party Transactions.

WEB LINK OF ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3) of the Companies Act, 2013 (“Act”), the Annual Return as on March 31, 2025 is available on the Company’s website on <https://embassyindia.com/sylvanus/>.

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and to ensure that responsibilities are discharged effectively.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT

There are no material changes and commitments affecting the financial position of the Company, occurred between the date of end of the financial year of the Company i.e. March 31, 2025 till the date of this Report.

Further, no significant and material orders were passed by the regulators or courts or tribunals, impacting the going concern status and Company’s operations in future.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The information on conservation of energy, technology absorption and foreign exchange earnings and outgo, is as under:

A. Conservation of Energy

The Company uses energy for its office equipment such as computers, lighting and utilities at its work premises. As an ongoing process the following measures are undertaken to conserve energy:

- a) Implementation of viable energy saving proposals.
- b) Installation of automatic power controllers to save maximum charges and energy.
- c) Awareness and training sessions, at regular intervals, to concerned operational personnel on opportunities of energy conservation and their benefits.

B. Technology Absorption

The Company is investing in cutting edge technologies to upgrade its infrastructure set up and innovative technical solutions, thereby increasing customer delight & employee efficiency. Next Generation Business Intelligence & analytics tool have been implemented to ensure that while data continues to grow, decision makers gets answers faster than ever for timely & critical level decision making. The Company has implemented best of the breed applications to manage and automate its business processes to achieve higher efficiency, data integrity and data security. It has helped it in implementing best business practices and shorter time to market new schemes, products and customer services. The Company has taken major initiatives for improved employee experience and efficient Human resource management, by implementing world class HRMS application and empowering them by providing mobile platform to manage their work while on the go.

The Company's investment in technology has improved customer services, reduced operational cost and development of new business opportunities.

C. Foreign Exchange Earnings and Outgo

There were no foreign exchange earnings and outgo during the year under review.

BUSINESS RISK MANAGEMENT

Pursuant to the applicable provisions of the Companies Act, 2013, the Company has formulated robust business Risk Management framework to identify and evaluate business risks and opportunities. This framework seeks to create transparency, minimize adverse impact on its business objectives and enhance its competitive advantage. It defines the risk management approach across the Company including the documentation and reporting. At present, the Company has not identified any element of risk which may threaten its existence.

COMMITTEES OF THE BOARD

Pursuant to the provisions of sections 177(1) and 178(1) of the Companies Act, 2013, read with Rule 6 of the Companies (Meetings of Board and its Powers) Rules, 2014, and Rule 4(2) of the Companies (Appointment and Qualification of Directors) Rules, 2014, as amended, the Company, being a wholly owned subsidiary, is exempt from the requirement of constituting Audit Committee of the Board.

CORPORATE SOCIAL RESPONSIBILITY

In accordance with the provisions of Section 135 of the Companies Act, 2013, read with the applicable Rules made thereunder, the Company was not required to contribute any amount towards CSR activities during the financial year 2024–25, as it had average net losses during the immediately preceding three financial years. However, the Company constantly strives to ensure strong corporate culture which emphasizes on integrating CSR values with business objectives.

VIGIL MECHANISM/ WHISTLE BLOWER POLICY

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations.

To maintain these standards, Embassy Developments Limited, the ultimate Holding Company has, at group level (including all the subsidiaries companies) implemented the Whistle Blower Policy ("the Policy"), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all the employees working for the Group. Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company's funds/assets etc. A whistle-blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Group. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices.

NUMBER OF CASES FILED, IF ANY, AND THEIR DISPOSAL UNDER SECTION 22 OF THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has zero tolerance towards sexual harassment at the workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at workplace, in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder.

Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

- i. number of complaints of sexual harassment received in FY 2024-25- NIL
- ii. number of complaints disposed off during FY 2024-25- NIL
- iii. number of cases pending for more than ninety days – NIL

The Company has an Internal Complaints Committee (ICC) in accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. The Company confirms compliance with the provisions relating to the constitution and functioning of the Internal Complaints Committee under the aforementioned Act.

COMPLIANCE OF MATERNITY BENEFIT ACT, 1961

The Company hereby affirms its unwavering commitment to ensuring full compliance with the provisions of the Maternity Benefit Act, 1961. In line with the said act, the Company guarantees that all eligible female employees are provided with the entitled maternity benefits, including paid maternity leave and related welfare provisions. The Company has implemented such measures that prioritize the health, well-being, and dignity of women employees, reinforcing its dedication to fostering an inclusive and supportive work environment.

DETAILS OF PROCEEDINGS UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

During the year under review, no applications were made, or case was pending under the Insolvency and Bankruptcy Code, 2016.

DETAILS OF VALUATION DONE WITH RESPECT TO LOANS TAKEN FROM BANKS OR FINANCIAL INSTITUTION

During the year under review, there was no one time settlement made in respect of loan taken from Banks or Financial Institutions.

COMPLIANCE OF SECRETARIAL STANDARDS

The Board of Directors state that the Company has complied with the provisions of applicable Secretarial Standards (SS-1 and SS-2) issued by Institute of Company Secretaries of India, relating to Meetings of the Board, its Committee and the General Meetings during the period under review.

ACKNOWLEDGEMENT

Your Company has been able to operate efficiently because of the culture of professionalism, creativity, integrity and continuous improvement in all functional areas and the efficient utilization of all its resources for sustainable and profitable growth. Your directors wish to place on record their appreciation of the contributions made and committed services rendered by the employees of the Company at various levels. Your directors also wish to express their gratitude for the continuous assistance and support received from investors, clients, bankers, regulatory and government authorities, during the year.

Place: New Delhi
Date: August 11, 2025

**For and on behalf of the Board of Directors of
Sylvanus Properties Limited**

sd/-
Rikesh Kirtikumar Lakhani
Whole-time Director
DIN: 10162813

sd/-
Milind Ramakant Khedekar
Director
DIN: 10163617

INDEPENDENT AUDITOR'S REPORT

To the Members of Sylvanus Properties Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Sylvanus Properties Limited ("the Company"), which comprise the balance sheet as at 31 March 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the 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 31 March 2025, its loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

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



Key Audit Matter	Audit Response
<p>Revenue Recognition</p> <p>The Company's policies on revenue recognition is set out in Note 5.2 to the financial statements. As per the principles of Ind AS 115 "Revenue from Contracts with Customers", revenue from sale of residential/commercial properties is recognized when the performance obligations are essentially complete.</p> <p>The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession of properties have been issued to the customers.</p> <p>The amount of revenue and cost thereon on contracts with customers forms a substantial part of the statement of profit and loss and management judgement is also involved in the interpretation of these conditions.</p> <p>The above transaction required audit attention due to the significant impact of the same on the accompanying financial statement of the Company. The matter has been considered to be of most significance to the audit and accordingly, has been considered as a key audit matter for the current year audit.</p>	<p>Our audit procedures related to the revenue recognition included, but not limited to the following:</p> <ul style="list-style-type: none"> • Evaluated the appropriateness of the Company's revenue recognition policies with respect to the principles of Ind AS 115; • Enquiring from the management and inspecting the internal controls related to revenue recognition for ensuring the completeness of the customer sales, issue of possession letters and the recording of customer receipts; • We have performed the following procedures for revenue recognition: <ul style="list-style-type: none"> a. Verification of the possession letters issued on sample basis along with the proof of deliveries to ensure completeness; b. Verification of the collection from customers for the units sold from the statement of accounts on a sample basis to ensure receipt of the amount; and c. Performing cut-off procedures and other analytical procedures like project wise variance analysis and margin analysis to find any anomalies. • Ensured that the disclosure requirements of Ind AS 115 have been complied with.
<p>Assessing the carrying value of inventory</p> <p>The accounting policies for Inventories are set out in Note 5.8 to the financial statements. Inventories of the Company comprise of real estate properties (including land) are disclosed under Note 11.</p> <p>Impairment assessment of inventory is considered as a significant risk as there is a risk that recoverability of the carrying value of the inventory could not be established, and potential impairment charge might be required to be recorded in the financial statements. Management's assessment of the recoverable amounts is a judgmental process which requires the estimation of the net realisable value, which takes into account the valuations of the properties held and cash flow projections of real estate properties under development.</p> <p>Due to their materiality in the context of the financial statements as a whole and significant degree of judgement and subjectivity involved in</p>	<p>Our procedures in relation to the valuation of inventory held by the included, but not limited to the followings:</p> <ul style="list-style-type: none"> • Obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing and the management process of determining the Net Realisable Value (NRV); • Enquired of the management and inspected the internal controls related to inventory valuation along with the process followed to recover/adjust these and assessed whether impairment is required; • All material properties under development as at 31 March 2025 were discussed on case-to-case basis with the management for their plan of recovery/adjustment; • For real estate properties under development, obtained and assessed the management evaluation of the NRV. We also assessed the management's valuation methodology applied in determining the recoverable amount and tested the underlying assumptions used by



Key Audit Matter	Audit Response
<p>the estimates and key assumptions used in determining the cash flows used in the impairment evaluation, this is considered to be the area which had the greatest effect on our overall audit strategy and allocation of resources in planning and completing our audit.</p>	<p>the management in arriving at those projections;</p> <ul style="list-style-type: none"> • We challenged the management on the underlying assumptions used for the cash flow projections, considering evidence available to support these assumptions and our understanding of the business; • Where the management involved specialists to perform valuations, evaluated the objectivity and independence of those specialists; • For land parcels, obtained and verified the valuation of land parcels as per the government prescribed circle rates, wherever necessary; • Tested the arithmetical accuracy of the cash flow projections; and <p>We assessed the appropriateness and adequacy of the disclosures made by the management for the impairment losses recognized in accordance with applicable accounting standards.</p>

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

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

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

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

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report and we conclude that there is a material misstatement of this other information, we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate



accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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



- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the 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.

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

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

Other Matter

The audit of financial statements for the year ended 31 March 2024 was carried out and reported by Agarwal Prakash & Co. vide their unmodified audit report dated 22 April 2024, whose audit report has been furnished to us by the management of the Company. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

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

As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.



- (e) On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) of the Act and paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;
- (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
- (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, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2025– Refer Note 47 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2025.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2025.
 - 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 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. The Company has not declared and paid dividend during the year.
- vi. As stated in note 52 to the financial statements and based on our examination which included test checks, the Company, in respect of financial year commencing on 1 April 2024, has used an accounting softwares for maintaining its books of account which have feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the softwares except that, the audit trail logs were not enabled for changes made using privileged access rights for direct data changes at the database level. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with other than the consequential impact of the exception given above. Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention except that the audit trail at the database level for the Company has not been preserved in the accounting software for the period 1 April 2023 to 31 March 2024.
- (i) With respect to the matter 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, the Company did not pay any remuneration to its directors during the year.

For **Raj Girikshit & Associates**
Chartered Accountants
Firm's Registration No.: 022280N

Gaurav Goyal
Partner

Membership No.: 518698

UDIN: 25518698BMIPAN2771

Place: Delhi

Date: 29 May 2025



ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the Financial Statements for the year ended 31 March 2025, based on the audit procedures performed for the purpose of reporting a true and fair view on the Financial Statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) In respect of the Company's Property, Plant and Equipment 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 no intangible assets. Accordingly, clause 3(i)(a)(B) of the order is not applicable.
 - (b) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company's management carries out the physical verification of Property, Plant and Equipment once in a year. In our opinion, the frequency of physical verification is reasonable having regard to the size of the Company and nature of its assets. As explained to us, no material discrepancies were noticed by the management on such physical verification.
 - (c) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company does not have any immovable property. Accordingly, clause 3(i)(c) of the Order is not applicable.
 - (d) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not revalued its Property, Plant and Equipment (including Right-of-use assets) or intangible assets during the year. Accordingly, the reporting under Clause 3(i)(d) of the Order is not applicable to the Company.
 - (e) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The inventories held by the Company comprise stocks of units in completed projects and work in progress of the projects under development. Having regard to the nature of the Inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted, and continuous project progress monitoring by competent persons at reasonable intervals during the year, and no material discrepancies were noticed on such physical verification.
 - (b) According to the information, explanation and representation provided to us and based on verification carried out by us, the company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, clause 3(ii)(b) of the Order is not applicable.



(iii) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not made any investment in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs), except given below:

(a) The Company has provided loans and security to companies during the year as below:

(₹ in millions)		
Particulars	Security (refer note 11 & 13)	Loans (refer note 16)
Aggregate amount provided during the year		
- Others		
(a) Fellow Subsidiary Companies	-	715.40
(b) Other Companies	2,246.80	-
Balance outstanding as at balance sheet date		
- Others		
(a) Fellow Subsidiary Companies	-	1,064.20
(b) Other Companies	2,246.80	-

(b) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not provided any guarantee or made any investments in or has not granted any advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year but given security for the non-convertible debentures issued & granted loans. The terms and conditions of such security and loan given are, prima facie, not prejudicial to the interest of the Company.

(c) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has granted loan to the fellow subsidiary company that are repayable on demand. The loan, which was demanded during the year, has been duly received. For loan outstanding at the year end, we are informed that the Company has not demanded repayment of any such loan during the year.

(d) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no amounts of loans and advances in the nature of loans granted to companies, firms, or any other parties which are overdue for more than ninety days.

(e) According to the information, explanation and representation provided to us and based on verification carried out by us, there were no loans or advance in the nature of loan granted to companies or any other parties which was fallen due during the year,



that have been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.

- (f) The Company has granted following loans or advances in the nature of loans, which are repayable on demand or without specifying any terms or period of repayment:

(₹ in millions)

Particulars	All Parties	Related Parties
Aggregate of loans/advances in nature of loan		
- Repayable on demand (A)	1,084.60	1,064.20
-Agreement does not specify any terms or period of repayment (B)	-	-
Total (A+B)	1,084.60	1,064.20
Percentage of loans/advances in nature of loan to the total loans		98.12%

- (iv) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security provided by it, as applicable.
- (v) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not accepted any deposits and there are no amounts which have been considered as deemed deposit within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of account maintained by the Company in respect of products where maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Act and the rules framed there under and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) (a) According to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.



- (b) According to the information and explanations given to us, the dues outstanding of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (₹ in millions)	Period to which the amount relates	Forum where dispute is pending
The Central Goods & Service tax Act, 2017	ITC mismatch	8.38	July-17 to March-18	Assistant Commissioner of State Tax Jurisdiction
The Central Goods & Service tax Act, 2017	ITC mismatch	6.80	FY 2018-19	Assistant Commissioner of State Tax Jurisdiction

- (viii) According to the information, explanation and representation provided to us and based on verification carried out by us, 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) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us including and on the basis of our audit procedures, we report that the Company has not been declared a wilful defaulter by any bank or financial institution or other lender.
- (c) According to the information and explanations given to us by the management, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have not been utilised for long term purposes.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable.
- (f) According to the information and explanations given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.



- (x) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not raised money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares (fully, partially or optionally) or convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (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 up to the date of this report.
- (c) According to the information and explanations given to us including the written representation made to us by the management of the Company, there are no whistleblower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us, and the procedures performed by us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.
- (xiv) (a) According to the information and explanations given to us, and the procedures performed by us, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013.
- (b) The Company did not have an internal audit system for the period under audit. Accordingly, clause 3(xiv) of the Order is not applicable.
- (xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with them and accordingly, provisions of section 192 of the Act are not applicable to the Company.



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

The Company is not a Core Investment Company and there are no Core Investment Companies in the Group. Accordingly, reporting under clause 3(xvi) (c) and (d) of the Order is not applicable to the Company.

(xvii) The Company has incurred cash losses of ₹ 338.77 million in the current financial year ended 31 March 2025 and ₹ 1,285.58 million during immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.

(xix) According to the information and explanation given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions and subject to the Note – 54(d) 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.

(xx) The Section 135 of the Companies Act, 2013 with regards to Corporate Social Responsibility are not applicable to the company during the year. Accordingly, clause 3(xx) of the Order is not applicable.

For Raj Girikshit & Associates
Chartered Accountants
Firm's Registration No.: 022280N

Gaurav Goyal
Partner
Membership No.: 518698
UDIN: 25518698BMIPAN2771

Place: Delhi
Date: 29 May 2025



ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the Financial Statements for the year ended 31 March 2025 of even date.

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

We have audited the internal financial controls over financial reporting of Sylvanus Properties Limited ("the Company") as of 31 March 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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.

Auditors' Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



Meaning of Internal Financial Controls Over Financial Reporting

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



Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2025, 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 ICAI.

For **Raj Girikshit & Associates**
Chartered Accountants
Firm's Registration No.: 022280N



Gaurav Goyal
Partner
Membership No.: 518698
UDIN: 25518698BMIPAN2771

Place: Delhi
Date: 29 May 2025

SYLVANUS PROPERTIES LIMITED
Balance sheet as at 31 March 2025

	Note	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
I. ASSETS			
Non-current assets			
Property, plant and equipment	6 A	1.30	2.10
Intangible assets	6 B	-	-
Financial assets			
Other financial assets	7 A	7.80	1.60
Deferred tax assets, net	8	6.60	52.10
Non-current tax assets, net	9	3.00	2.60
Other non-current assets	10 A	0.20	0.20
		<u>18.90</u>	<u>58.60</u>
Current assets			
Inventories	11	2,234.80	4,596.10
Financial Assets			
Investments	12	57.00	-
Trade receivables	13	12.00	172.10
Cash and cash equivalents	14	72.10	2.30
Other bank balances	15	4.70	3.80
Loans	16	1,084.60	566.40
Other financial assets	7 B	12.40	2.00
Other current assets	10 B	110.80	65.80
		<u>3,588.40</u>	<u>5,408.50</u>
Total of Assets		<u><u>3,607.30</u></u>	<u><u>5,467.10</u></u>
II. EQUITY AND LIABILITIES			
Equity			
Equity share capital	17	100.00	100.00
Other equity		(8,504.70)	(6,755.80)
		<u>(8,404.70)</u>	<u>(6,655.80)</u>
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	18 A	1,921.10	-
Other financial liabilities	19 A	7.80	-
Provisions	20 A	24.40	22.40
		<u>1,953.30</u>	<u>22.40</u>
Current liabilities			
Financial liabilities			
Borrowings	18 B	9,029.70	9,906.60
Trade payables	21		
-total outstanding dues of micro enterprises and small enterprises		4.30	1.80
-total outstanding dues of creditors other than micro enterprises		229.90	1,257.90
Other financial liabilities	19 B	22.70	5.90
Other current liabilities	22	721.00	877.40
Provisions	20 B	51.10	50.90
		<u>10,058.70</u>	<u>12,100.50</u>
Total of Equity and Liabilities		<u><u>3,607.30</u></u>	<u><u>5,467.10</u></u>
Summary of material accounting policies			
	5		

The accompanying notes are integral part of the financial statements

This is the balance sheet referred to in our report of even date.

For Raj Girkshil & Associates
Chartered Accountants
Firm's Registration Number : 022280N

Gaurav Goyal
Partner
Membership Number : 518698

Place : Delhi
Date : 29 May 2025

UDIN-25518698BMIPAN2771



For and on behalf of the Board of Directors

Rikesh Kirtikumar Lakhani
Whole-Time Director
[DIN:10162813]

Akesh Gupta
Company Secretary

Milind Ramakant Khedekar
Director
[DIN:10163617]

Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED
Statement of profit and loss for the year ended 31 March 2025

	Note	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
Revenue			
Revenue from operations	23	123.20	202.40
Other income	24	23.60	8.10
Total of Revenue		146.80	210.50
Expenses			
Cost of revenue	25		
Cost incurred during the year		61.90	791.70
Decrease/(increase) in real estate properties		170.30	445.60
Employee benefits expense	26	140.70	141.80
Finance costs	27	70.50	0.80
Depreciation and amortisation expense	6A & 6B	1.00	1.00
Other expenses	28	92.90	116.10
Total of Expenses		537.30	1,497.00
Loss before exceptional and tax		(390.50)	(1,286.50)
Exceptional items	29	1,320.00	-
Loss before tax		(1,710.50)	(1,286.50)
Tax expense	30		
Current tax(including earlier tax)		1.70	-
Deferred tax (credit)/ charge		45.50	(0.60)
Loss after tax		(1,757.70)	(1,285.90)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Re-measurement gains/losses on defined benefit plans		2.30	(2.00)
Total comprehensive income for the period/year		(1,755.40)	(1,287.90)
Earnings per equity share	31		
Equity Share of par value ₹ 10/- each			
Basic (₹)		(175.77)	(128.59)
Diluted (₹)		(175.77)	(128.59)

Summary of material accounting policies

5

The accompanying notes are integral part of the financial statements

This is the statement of profit and loss referred to in our report of even date

For Raj Girkshit & Associates
Chartered Accountants
Firm's Registration Number : 022280N

Gaurav Goyal
Partner
Membership Number : 518698



For and on behalf of the Board of Directors

Rikesh Kirikummar Lakhani
Whole-Time Director
[DIN:10162813]

Akriti Gupta
Company Secretary

Milind Ramakant Khedekar
Director
[DIN:10163617]

Sumit Goyal
Chief Financial Officer

Place : Delhi
Date : 29 May 2025

UDIN- 25518698BMI PAN 2771

SYLVANUS PROPERTIES LIMITED
Cashflow statement for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
A. Cash flow from operating activities:		
Loss before tax	(1,710.50)	(1,286.50)
<i>Adjustments to reconcile net profit/(loss) to net cash provided by operating activities:</i>		
Interest expense on taxation	0.00	-
Interest income on fixed deposits	(0.40)	(0.10)
Profit on sale of investments in mutual funds (net)	(1.10)	-
Balance written back	0.00	(7.10)
Loss on written off of property plant and equipment	-	1.40
Interest expense on debentures	59.30	-
Interest income on inter company deposit	(19.90)	-
Financial guarantee expenses	2.60	-
Provision for gratuity and compensated absences	7.70	3.80
Income on fair valuation of financial assets	(0.80)	-
Processing charges for borrowings	8.60	-
Balance written off	22.10	5.50
Financial guarantee income	(1.10)	-
Provision for customer compensation	-	50.00
Depreciation and amortisation expense	1.00	1.00
Onerous loss on contracts	1,320.00	-
Operating loss before working capital changes and other adjustments:	(312.50)	(1,232.00)
<i>Working capital changes and other adjustments:</i>		
Decrease/(increase) in trade receivables	160.10	(131.90)
Increase in loans	(17.90)	-
(Increase)/decrease in other financial assets	(0.20)	10.50
(Increase)/decrease in other assets	(46.60)	0.90
Decrease in inventories	2,369.50	445.60
(Decrease)/increase in trade payables	(1,047.50)	523.80
Increase/(decrease) in other financial liabilities	12.50	(25.60)
(Decrease)/increase in other liabilities & provisions	(1,479.60)	84.20
Cash used in operating activities	(362.20)	(324.50)
Income taxes (paid)/refund received, net	(2.10)	(0.80)
Net cash used in operating activities	(364.30)	(325.30)
B. Cash flow from investing activities:		
Purchase of property plant and equipment	(0.20)	(1.50)
Proceeds from sale of investments in mutual funds	1,941.90	-
Investment in mutual funds	(1,997.10)	-
Inter-corporate loans given	(715.40)	(171.30)
Inter-corporate loans received back	216.60	0.10
Movements in fixed deposits	(0.30)	24.80
Interest received on fixed deposit receipts	0.40	0.90
Interest received on inter company deposit	19.90	-
Net cash (used in)/ generated from investing activities	(534.20)	(147.00)
C. Cash flow from financing activities (Refer Note - 51):		
Proceeds from issue of non convertible debentures	2,500.00	-
Redemption of non convertible debentures	(160.00)	-
Proceeds from inter corporate deposit	3,677.90	678.10
Repayment of inter corporate deposit	(4,894.70)	(205.60)
Other Borrowing Costs	(88.50)	-
Interest paid on borrowings	(66.40)	-
Net cash generated from financing activities	968.30	472.50
D Net increase/(decrease) in cash and cash equivalents (A+B+C)	69.80	0.20
E Cash and cash equivalents at the beginning of the year	2.30	2.10
F Cash and cash equivalents at the end of the year (D+E)	72.10	2.30



SYLVANUS PROPERTIES LIMITED
Cashflow statement for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
b) Cash and cash equivalents includes:		
Cash on hand	0.10	0.10
Balances with banks		
In current accounts	72.00	2.20
Total of cash and cash equivalents	72.10	2.30

This is the statement of cash flows referred to in our report of even date.

For Raj Grikshit & Associates
Chartered Accountants

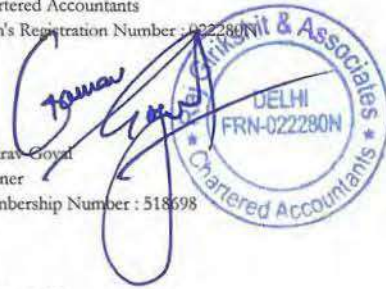
Firm's Registration Number : 022280N

Gaurav Goyal
Partner

Membership Number : 518698

Place : Delhi
Date : 29 May 2025

UDIN- 25518698BMIPAN2771



For and on behalf of the Board of Directors

Rikesh Kirtikumar Lakhani
Whole-Time Director
[DIN:10162813]

Akriti Gupta
Company Secretary

Milind Ramakant Khedekar
Director
[DIN:10163617]

Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED
Statement of changes in equity for the year ended 31 March 2025

A Equity share capital*

(₹ in millions)

Particulars	Opening balance as at 01 April 2023	Issue of equity share capital during the year	Balance as at 31 March 2024	Issue of equity share capital during the year	Balance as at 31 March 2025
Equity share capital	100.00	-	100.00	-	100.00

B Other equity

(₹ in millions)

Description	Reserves and Surplus					Other comprehensive income - Reserve	Total
	Other component of equity	Debenture Redemption Reserve	General Reserve	Deferred Employee Compensation reserve	Retained Earnings	Remeasurement of defined benefit plans	
Balance as at 01 April 2023	34.60	-	281.20	-	(5,780.30)	(3.40)	(5,467.90)
Loss for the year	-	-	-	-	(1,285.90)	-	(1,285.90)
Other Comprehensive Income	-	-	-	-	-	(2.00)	(2.00)
Transfer to general reserve	(34.60)	-	34.60	-	-	-	-
Corporate guarantee given by holding company	-	-	-	-	-	-	-
Balance as at 31 March 2024	-	-	315.80	-	(7,066.20)	(5.40)	(6,755.80)
Loss for the year	-	-	-	-	(1,757.70)	-	(1,757.70)
Other Comprehensive Income	-	-	-	-	-	2.30	2.30
Transfer to general reserve	-	-	-	-	-	-	-
Corporate guarantee given by holding company	6.50	-	-	-	-	-	6.50
Balance as at 31 March 2025	6.50	-	315.80	-	(8,823.90)	(3.10)	(8,504.70)

*Refer note- 17 for details

This is the statement of Changes in Equity referred to in our report of even date

For Raj Girikshit & Associates
Chartered Accountants
Firm's Registration Number : 022280M

Gaunav Goyal
Partner
Membership Number : 51869

Place : Delhi
Date : 29 May 2025

UDIN-25518698BMIPAN2771

For and on behalf of the Board of Directors

Rikesh Kirtikumar Lakhani
Whole-Time Director
[DIN:10162813]

Akshay Gupta
Company Secretary

Milind Ramakant Khedekar
Director
[DIN:10163617]

Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

1. Nature of principal activities

Sylvanus Properties Limited ("the Company") having CIN: U70109DL2006PLC150229 was incorporated on 25 June 2006 and is engaged in the business of real estate and other related and ancillary activities. The Company is domiciled in India and its registered office is situated at Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi- 110001. The company is involved in developing a project - "Indiabulls Golf City" located at Khalapur District, Maharashtra.

2. General information and statement of compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 ("the Act") - read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ("MCA")), as amended and other relevant provisions of the Act.

The financial statements are presented in Indian Rupees ('INR' or '₹') which is the functional currency of the Company and all values are rounded to the nearest millions, except where otherwise indicated. All values below ₹ 50,000 are stated as ₹ 0.00.

Entity specific disclosure of material accounting policies where Ind AS permits options is disclosed hereunder.

The Company has assessed the materiality of the accounting policy information which involves exercising judgements and considering both qualitative and quantitative factors by taking into account not only the size and nature of the item or condition but also the characteristics of the transactions, events or conditions that could make the information more likely to impact the decisions of the users of the financial statements.

Entity's conclusion that an accounting policy is immaterial does not affect the disclosures requirements set out in the accounting standards.

Accounting Policies have been consistently applied except where a newly-issued Accounting Standard is initially adopted or a revision to an existing Accounting Standard requires a change in the Accounting Policy hitherto adopted.

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Board of Directors on 29 May 2025. The revisions to the financial statements are permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

3. Recent accounting pronouncements:

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. During the year ended 31 March 2025, MCA notified new accounting standard Ind AS 117- Insurance Contracts, which has no impact on the company financial statements. Further the MCA has made certain amendments to Ind AS 116- Leases, in particularly related to sale and lease back transactions, which has an applicability from 1 April 2024, and has no significant impact on financial statements.

On 7 May 2025, MCA notifies the amendments to Ind AS 21 - Effects of Changes in Foreign Exchange Rates. These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after 1 April 2025. The Company is currently assessing the probable impact of these amendments on its financial statements.

4. Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measure at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

5. Summary of material accounting policies

The financial statements have been prepared using the material accounting policies and measurement bases summarised below. These were used throughout all periods presented in the financial statements.



SYLVANUS PROPERTIES LIMITED

**Summary of material accounting policies and other explanatory information for the year ended
31 March 2025**

5.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

5.2 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below.

Revenue from sale of properties

Revenue from sale of properties is recognized when the performance obligations are essentially complete. The performance obligations are considered to be complete when the property is ready to be transferred to the buyer (occupancy certificate received from the issuing authority) i.e. offer for possession can be issued to the buyers by issuing the possession request letter.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Revenue from facility maintenance services

Revenue from facility maintenance services is recognized on accrual basis and billed to the respective customer, on a periodic basis.

Service income

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.

5.3 Property, plant and equipment (PPE)

Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)

Depreciation on property, plant and equipment is provided on the straight-line method, computed on the basis of useful lives (as set out below) prescribed in Schedule II to the Companies Act, 2013.

Asset class	Useful life
Building – temporary structure	3 years
Plant and equipment	12 - 15 years
Office equipment	5 years
Computers	3 years
Furniture and fixtures	10 years
Vehicles	8 years

The residual values, useful lives and method of depreciation of are reviewed at the end of each financial year.

De-recognition

An item of property, plant and equipment initially recognised is de-recognised 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 recognised in statement of profit and loss when the asset is derecognised.

5.4 Intangible assets

Recognition and initial measurement

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

Subsequent measurement (amortisation)

The cost of capitalized software is amortized over a period four years from the date of its acquisition.

De-recognition

Intangible asset is de-recognised 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 recognized in the statement of profit and loss, when the asset is derecognised.

5.5 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

5.6 Financial instruments

Financial assets

Recognition and initial measurement

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



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended
31 March 2025

Subsequent measurement

- i. **Debt instruments at amortised cost** – A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
 - The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
 - Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.
- ii. **Mutual funds** – All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

A financial asset is primarily de-recognised 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.

Financial liabilities

Recognition and initial measurement – amortised cost

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

Subsequent measurement – Amortised cost

Subsequent to initial measurement, all financial liabilities are measured at amortised cost using the effective interest method.

Recognition, initial and subsequent measurement – fair value

A financial liability is classified as fair value through profit and loss ('FVTPL') if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured (initial and subsequent) at fair value and net gains/losses, including any interest expense are recognised in statement of profit and loss.

De-recognition of financial liabilities

A financial liability is de-recognised 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 recognised in the statement of profit and loss.

Financial guarantee contracts

A financial guarantee contract is a promise by one party (the guarantor) to another (the holder) to make payments if a specified debtor fails to meet their financial obligations as per the terms of contracts. Financial guarantee contracts are recognized as a financial liability at the time the guarantee is issued at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortization.

Offsetting of financial instruments

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



SYLVANUS PROPERTIES LIMITED

**Summary of material accounting policies and other explanatory information for the year ended
31 March 2025**

5.7 Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Company factors historical trends and forward looking information to assess expected credit losses associated with its assets and impairment methodology applied depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

5.8 Inventories

Land other than that transferred to real estate properties under development is valued at lower of cost or net realizable value.

Real estate properties (developed and under development) include cost of land under development, internal and external development costs, construction costs, and development/construction materials, borrowing costs and related overhead costs and is valued at lower of cost or net realizable value.

Development rights represent amount paid under agreement to purchase land/ development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/ development rights in the identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage. These are valued at lower of cost or net realisable value.

Construction/ development material is valued at lower of cost and net realisable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition.

In case of joint development agreements, values are measured at cost, including cost of the internal and external development, construction, and development/construction materials, borrowing costs and related overhead costs and is valued at lower of cost or net realizable value, adjusted by the amount of any cash or cash equivalents transferred.

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

5.9 Employee benefits

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Company's contributions towards provident fund are deposited with the regional provident fund commissioner under a defined contribution plan.

Defined benefit plan

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Other long-term employee benefits

The Company also provides benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss in the year in which such gains or losses arise.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee.

5.10 Provisions, contingent liabilities and contingent assets

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

Provision for onerous contracts

A provision for onerous contracts is recognised in the statement of profit and loss when the expected benefits to be derived by the Company from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Company recognises any impairment loss on the assets associated with that contract.

5.11 Significant management judgement and estimates in applying accounting policies

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements

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.

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.

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

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.



SYLVANUS PROPERTIES LIMITED

**Summary of material accounting policies and other explanatory information for the year ended
31 March 2025**

Classification of leases – The Company enters into leasing arrangements for various premises. The assessment (including measurement) of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/terminate etc. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to extend or to terminate.

Significant estimates

Revenue and inventories – The estimates around total budgeted cost i.e. outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

Useful lives of depreciable/amortisable assets – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

(This space has been intentionally left blank)



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

6A Property, plant and equipment

(₹ in millions)

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:

	Building	Plant and machinery	Office equipment	Computers	Furniture and fixtures	Total
Gross carrying amount						
At 01 April 2023	1.70	3.70	2.00	10.30	1.20	18.90
Additions	-	-	0.00	1.50	-	1.50
Disposals/assets written off	(0.20)	(2.60)	(1.80)	(9.10)	(1.20)	(14.90)
Balance as at 31 March 2024	1.50	1.10	0.20	2.70	-	5.50
Additions	-	-	-	0.20	-	0.20
Disposals/assets written off	-	-	-	-	-	-
Balance as at 31 March 2025	1.50	1.10	0.20	2.90	-	5.70
Accumulated depreciation						
At 01 April 2023	1.70	2.00	1.90	9.50	0.90	16.00
Charge for the year	-	0.30	0.00	0.60	0.10	1.00
Adjustments for disposals	(0.20)	(1.40)	(1.90)	(9.10)	(1.00)	(13.60)
Balance as at 31 March 2024	1.50	0.90	0.00	1.00	-	3.40
Charge for the year	-	0.10	0.00	0.90	-	1.00
Adjustments for disposals	-	-	-	-	-	-
Balance as at 31 March 2025	1.50	1.00	0.00	1.90	-	4.40
Net carrying value as at 31 March 2024	-	0.20	0.20	1.70	-	2.10
Net carrying value as at 31 March 2025	-	0.10	0.20	1.00	-	1.30

(i) PPE pledged as security

Property, plant and equipment have not been pledged as security for borrowings.

(ii) Capitalization of borrowing cost on PPE

No borrowing cost has been capitalized on property, plant and equipment.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

6B Intangible assets	(₹ in millions)	
	Software	Total
Gross carrying amount		
At 01 April 2023	2.40	2.40
Additions	-	-
Balance as at 31 March 2024	2.40	2.40
Additions	-	-
Balance as at 31 March 2025	2.40	2.40
Accumulated amortisation		
At 01 April 2023	2.40	2.40
Amortisation charge for the year	0.00	0.00
Balance as at 31 March 2024	2.40	2.40
Amortisation charge for the year	-	-
Balance as at 31 March 2025	2.40	2.40
Net carrying value as at 31 March 2024	-	-
Net carrying value as at 31 March 2025	-	-

- (i) **Intangible Assets pledged as security**
Intangible assets have not been pledged as security for borrowings.
- (ii) **Capitalization of borrowing cost on Intangible Assets**
No borrowing cost has been capitalized on intangible assets



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
Note - 7		
A Other financial assets - non-current		
Bank deposits with maturity of more than 12 months (refer note 15)	1.00	1.60
Financial Guarantee Asset	6.80	-
	<u>7.80</u>	<u>1.60</u>
B Other financial assets - current (Unsecured - considered goods)		
Security deposits	2.20	2.00
Financial Guarantee Asset	10.20	-
	<u>12.40</u>	<u>2.00</u>
Note - 8		
Deferred tax assets (net)		
Deferred tax asset/(liabilities) arising on account of:		
Provision of employee benefits	6.40	5.90
Margin reversal on adoption of Ind AS 115	-	45.80
Property, plant and Equipment and Intangible assets - depreciation and amortization	0.20	0.40
	<u>6.60</u>	<u>52.10</u>

Caption wise movement in deferred tax assets as follows:

Particulars	01 April 2024	Charge to Retained Earning	Recognised/ Reversed in profit and loss	31 March 2025
Deferred tax assets/(liabilities) arising on:				
Margin reversal on adoption of Ind AS 115	45.80	-	(45.80)	-
Provision of employee benefits	5.90	-	0.50	6.40
Property, plant and Equipment and Intangible assets - depreciation and amortization	0.40	-	(0.20)	0.20
Total	52.10	-	(45.50)	6.60

Particulars	01 April 2023	Charge to Retained Earning	Recognised/ Reversed in profit and loss	31 March 2024
Assets				
Deferred tax assets/(liabilities) arising on:				
Margin reversal on adoption of Ind AS 115	45.80	-	-	45.80
Provision of employee benefits	5.60	-	0.30	5.90
Property, plant and Equipment and Intangible assets - depreciation and amortization	0.10	-	0.30	0.40
Total	51.50	-	0.60	52.10

Note - 9

Non-current tax assets (net)

Advance income tax, including tax deducted at source

3.00	2.60
<u>3.00</u>	<u>2.60</u>

Note - 10

**A Other non-current assets
(Unsecured, considered good)**

Capital advance

0.20	0.20
<u>0.20</u>	<u>0.20</u>

**B Other current assets
(Unsecured, considered good, unless otherwise stated)**

Advance to staff

0.10

Mobilization advances

2.70

Advance to material or service providers

91.80

Prepaid expenses

0.60

Balances with statutory authorities

45.20

Less: Provision for service tax refund*

29.60

15.60

110.80

65.80

*There is a service tax refund of ₹ 29.60 million receivable from statutory authorities, which was accrued on reversal of demand on cancellation of units in earlier years. The company has filed an application for a refund with statutory authorities, but the same is pending to be received. During the current financial year, as a matter of prudence, the company has taken provision against this amount.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
Note - 11		
Inventories#		
A Real estate properties - under development (at cost)		
Cost of properties under development	8,313.70	8,314.40
Less: transferred to developed properties	4,623.10	4,623.50
	<u>3,690.60</u>	<u>3,690.90</u>
B Real estate properties - developed (at cost)		
Cost of developed properties	4,623.10	4,623.50
Less: cost of revenue recognized till date	3,892.20	3,721.90
	<u>730.90</u>	<u>901.60</u>
C Construction materials in stock (at cost)	4.30	3.60
Total(A+B+C)	<u>4,425.80</u>	<u>4,596.10</u>
Less : Provison for onerous contracts*	1,320.00	-
Less : Provison for future estimated cost*	871.00	-
	<u>2,234.80</u>	<u>4,596.10</u>

*During the financial year ended 31 March 2025, the Company has assessed the financial viability of its ongoing real estate development project as an onerous contract in accordance with Indian Accounting Standard (Ind AS) 37 – Provisions, Contingent Liabilities and Contingent Assets. Due to adverse market conditions, escalated construction costs, and a reduction in expected sales revenue from the project, the unavoidable costs of fulfilling the contractual obligations under the Project exceed the expected economic benefits. Accordingly, the Company has recognized a provision of ₹ 1,320.00 millions for onerous contracts and ₹ 871.00 millions for estimated future cost on the Project.

#Mortgage for non convertible debenture (refer note 18)

Note - 12

Investments - current

Investment in mutual funds (quoted)

Trust mutual fund liquid fund- Direct Plan- Growth 8,983.548 units(31 March 2024 : Nil), NAV- 1,252.2266(31 March 2024 : Nil)	11.30	-
Trust mutual fund liquid fund- Direct Plan- Growth* 36,429.187 units(31 March 2024 : Nil), NAV- 1,256.0871(31 March 2024 : Nil)	45.70	-
	<u>57.00</u>	<u>-</u>
Aggregate book value of quoted investments	57.00	-
Aggregate market value of quoted investments	57.00	-

*Of the above Investment in mutual fund, investment worth ₹ 45.70 millions (36,429.187 Units), (31 March 2024: Nil) are pledged or lien marked.

Note - 13

Trade receivables* (Refer note 18)

(Unsecured, considered good)

Considered good		
Related Party		103.90
Others	12.00	68.20
	<u>12.00</u>	<u>172.10</u>

*The Company does not have any trade receivables which are either credit impaired or where there is significant increase in credit risk.

Trade Receivables ageing schedule :

As at 31 March 2025

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2- 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	-	-	0.20	6.00	5.80	12.00
(ii) Undisputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

As at 31 March 2024	31 March 2025					31 March 2024
	₹ in millions)					(₹ in millions)
Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2- 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	118.80	14.20	24.00	5.90	9.20	172.10
(ii) Undisputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (Having significant increase in risk)	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-

Note - 14

Cash and cash equivalents

Cash on hand	0.10	0.10
Balances with banks		
In current accounts	72.00	2.20
	<u>72.10</u>	<u>2.30</u>

Note - 15

Other bank balances

Bank deposits #		
With maturity of more than three months and upto twelve months	4.70	3.80
With maturity of more than twelve months	1.00	1.60
	<u>5.70</u>	<u>5.40</u>
Less: Non-current bank balances in fixed deposit accounts (refer note 7A)	1.00	1.60
	<u>4.70</u>	<u>3.80</u>
Interest accrued on bank deposits	0.00	0.00
	<u>4.70</u>	<u>3.80</u>

Fixed deposits with banks of ₹ 4.70 millions (excluding accrued interest) (31 March 2024 - ₹ 4.20 millions (excluding accrued interest)) are pledged for guarantees provided by the bank in favour of Maharashtra State Road Development Corporation and ₹ 1.00 millions (31 March 2024 - ₹ 1.00 millions) against Maharashtra State Pollution Control Board.

Note - 16

Loans - current#

(Unsecured, considered good)

Inter-corporate loans to related parties	1,064.20	565.40
Interest accrued on loans to related parties	17.90	-
Loans to employees	2.50	1.00
	<u>1,084.60</u>	<u>566.40</u>

#The Company does not have any loans which are either credit impaired or where there is significant increase in credit risk.

Note - 17

Equity share capital

i	Authorised	Number	Amount	Number	Amount
	Equity share capital of face value of ₹ 10 each	1,00,00,000	100.00	1,00,00,000	100.00
		<u>1,00,00,000</u>	<u>100.00</u>	<u>1,00,00,000</u>	<u>100.00</u>
ii	Issued, subscribed and fully paid up				
	Equity share capital of face value of ₹ 10 each fully paid up	1,00,00,000	100.00	1,00,00,000	100.00
		<u>1,00,00,000</u>	<u>100.00</u>	<u>1,00,00,000</u>	<u>100.00</u>
iii	Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year				
	Equity shares				
	Balance at the beginning of the year	1,00,00,000	100.00	1,00,00,000	100.00
	Add: Issued during the year	-	-	-	-
	Balance at the end of the year	<u>1,00,00,000</u>	<u>100.00</u>	<u>1,00,00,000</u>	<u>100.00</u>
iv	Rights, preferences and restrictions attached to equity shares				
	The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date.				



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
v	1,00,00,000 (previous year: 1,00,00,000) equity shares of the Company is held by holding company namely Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) and its nominees	

vi Details of shareholder holding more than 5% share capital

Name of the equity shareholder	Number of shares	Number of shares
Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	1,00,00,000	1,00,00,000

vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2025 is as follows:

Promoter Name	Share Held by Promoters				
	As at 31 March 2025		As at 31 March 2024		
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	% Change during the year
Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	1,00,00,000	100	1,00,00,000	100	-
Total	1,00,00,000	100	1,00,00,000	100	-

Disclosure of shareholding of promoters as at 31 March 2024 is as follows:

Promoter Name	Share Held by Promoters				
	As at 31 March 2024		As at 31 March 2023		
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	% Change during the year
Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares)	1,00,00,000	100	1,00,00,000	100	-
Total	1,00,00,000	100	1,00,00,000	100	-

viii Company does not have any shares issued for consideration other than cash during the immediately preceding five years. Company did not buy back any shares during immediately preceding five years.

Note - 18
A Borrowings non-current
Secured loans:

Non convertible debentures (refer note (i) below)	2,261.10	-
Less: current maturities of long term borrowings (refer note 18B)	340.00	-
	<u>1,921.10</u>	<u>-</u>

B Borrowings - current
Secured loans

Non convertible debentures (refer note (i) below)	340.00	-
Unsecured loans		
Inter-corporate loans from related party*	8,689.70	9,906.60
	<u>9,029.70</u>	<u>9,906.60</u>

*Carrying nil interest rate at 31 March 2025 (31 March 2024: nil) and repayable on demand.

(i) Repayment terms (including current maturities) and security details for non-convertible debentures :

Particulars	Maturity date	Security details	31 March 2025	31 March 2024
Redeemable non-convertible debentures issued during the financial year 2024-25 for ₹ 2,500 millions of face value ₹ 1 million each. This carries interest rate of 13.50%.	Repayable in 10 equal instalments of ₹ 250 millions at a rest of 90 days beginning 10 October 2025 and tenth instalment of ₹ 250 millions on date 03 January 2028.	Refer Note ii below	2,340.00	-

These non-convertible debentures are listed on the Wholesale Debt Market segment of BSE Limited.

§ The company has redeemed its existing non-convertible debentures aggregating to ₹ 160 millions on 11 March 2025.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	<u>31 March 2025</u> (₹ in millions)	<u>31 March 2024</u> (₹ in millions)
(ii) Detail of Security- non convertible debentures		
a) These non-convertible debentures are secured by first ranking <i>pari passu</i> charge on unsold inventory and receivables of the project.		
b) These non-convertible debentures are further secure by the corporate guarantee of Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (including nominee shares) (Holding Company) and its fellow subsidiary company-Vigor Developments Private Limited and Sky Forest Projects Private Limited.		
c) These non-convertible debentures are secured by first ranking exclusive charge on unsold inventory and receivables of its fellow subsidiary company-Vigor Developments Private Limited and receivables of its fellow subsidiary company- Sky Forest Projects Private Limited.		
d) <i>Pari passu</i> charge on the interest service reserve account(ISRA) maintained through investment in Mutual Fund. (refer note no 12)		
Note - 19		
A Other financial liabilities - non current		
Financial guarantee liabilities	7.80	-
	<u>7.80</u>	<u>-</u>
B Other financial liabilities - current		
Accrued employee benefits	17.60	2.00
Expenses payable	0.80	3.90
Financial guarantee liabilities	4.30	-
	<u>22.70</u>	<u>5.90</u>
Note - 20		
A Provisions - non-current		
Provision for employee benefits:		
Gratuity (refer Note - 48)	16.70	17.00
Compensated absences (refer Note - 48)	7.70	5.40
	<u>24.40</u>	<u>22.40</u>
B Provisions - current		
Provision for employee benefits:		
Gratuity (refer Note - 48)	0.70	0.70
Compensated absences (refer Note - 48)	0.40	0.20
Provision for customer incentive	50.00	50.00
	<u>51.10</u>	<u>50.90</u>
Note - 21		
Trade payables - current		
Due to micro and small enterprises*	4.30	1.80
Due to others	146.90	1,163.90
Retention Money	83.00	94.00
	<u>234.20</u>	<u>1,259.70</u>

Trade Payables ageing schedule
As at 31 March 2025

Particulars	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	4.30	-	-	-	4.30
(ii) Other than MSME	83.00	145.10	0.30	0.00	1.50	229.90
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

As at 31 March 2024

Particulars	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	1.80	-	-	-	1.80
(ii) Other than MSME	1,205.20	47.60	4.60	0.30	0.20	1,257.90
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

31 March 2025 31 March 2024
(₹ in millions) (₹ in millions)

*Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2025 and 31 March 2024:

S. No.	Particulars	31 March 2025 (₹)	31 March 2024 (₹)
i)	the principal amount remaining unpaid to any supplier as at the end of each accounting year;	4.30	1.80
ii)	Interest due thereon	Nil	Nil
iii)	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
iv)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
v)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
vi)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

Note - 22**Other current liabilities**

Payable to statutory authorities
Advance from customers

9.00	20.60
<u>712.00</u>	<u>856.80</u>
<u>721.00</u>	<u>877.40</u>



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
Note - 23		
Revenue from operations		
Operating revenue		
Revenue from real estate properties	91.10	77.60
Revenue from business management & support services	-	89.50
Income from maintenance services	23.60	27.10
Other operating income		
Interest from customers on overdue balances	0.40	3.20
Service and forfeiture receipts	7.00	5.00
Income from recovery on site	1.10	-
	<u>123.20</u>	<u>202.40</u>
Note - 24		
Other income		
Interest income on fixed deposits	0.40	0.10
Interest income on income tax refund	0.10	0.00
Interest income on loans and advances	19.90	-
Income on fair valuation of financial instruments	0.80	-
Financial guarantee income	1.10	-
Miscellaneous income	0.20	0.80
Profit on redemption of mutual funds	1.10	-
Balances Written Back	0.00	7.20
	<u>23.60</u>	<u>8.10</u>
Note - 25		
Cost of revenue		
Cost incurred during the year	-	721.50
(Increase)/decrease in real estate properties		
Opening stock	4,596.10	5,041.70
Closing stock	(4,425.80)	(4,596.10)
Operating Expenses	61.90	70.20
	<u>232.20</u>	<u>1,237.30</u>
Note - 26		
Employee benefits expense		
Salaries and wages	131.30	137.70
Gratuity and leave encashment	7.70	3.80
Contribution to provident fund and other funds	1.70	0.30
Staff welfare expenses	0.00	-
	<u>140.70</u>	<u>141.80</u>
Note - 27		
Finance costs		
Interest expense on debentures	59.30	-
Bank guarantee charges	-	0.00
Financial guarantee expenses	2.60	-
Processing charges for borrowings	8.60	-
Interest expenses on taxation	0.00	0.80
	<u>70.50</u>	<u>0.80</u>
Note - 28		
Other expenses		
Advertisement expenses	0.00	13.90
Bank charges	0.00	0.00
Auditor's remuneration - as auditor (refer note (i) below)	0.60	2.40
Communication expenses	-	0.00
Legal expenses	2.10	0.60
Loss on sale /written off of fixed assets	-	1.40
Professional expenses	6.00	1.50
Rates and taxes	32.50	1.20
Repairs and maintenance		
Plant and machinery	-	0.00
Others	-	0.10
Brokerage and marketing expenses	1.10	6.70
Business support services expenses	1.20	-
Subscription fees	-	0.00
Traveling and conveyance expenses	0.70	0.60
Balance written off	22.10	5.50
Miscellaneous expenses	0.40	0.20
Customer incentive and other charges	26.20	82.00
	<u>92.90</u>	<u>116.10</u>



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

	31 March 2025 (₹ in millions)	31 March 2024 (₹ in millions)
(i) Details of auditors remuneration		
Auditor's remuneration		
Audit fee	0.60	2.40
	0.60	2.40
Note - 29		
Exceptional items (refer note 11)		
Onerous loss on contracts	1,320.00	-
	1,320.00	-
Note - 30		
Income tax		
Tax expense comprises of:		
Current tax(including earlier tax)	1.70	-
Deferred tax (credit)/charge (refer Note-8)	45.50	(0.60)
Income tax expense reported in the statement of profit or loss	47.20	(0.60)

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 25.168% and the reported tax expense in profit or loss are as follows:

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting loss before tax	(1,710.50)	(1,286.50)
Accounting loss before income tax	(1,710.50)	(1,286.50)
At India's statutory income tax rate of 25.168% (31 March 2024: 25.168%)	(430.50)	(323.80)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Tax impact of expenses which will never be allowed	332.20	-
Tax Impact Depreciation As per Companies Act	0.26	-
Tax Impact Provision For Leave Encashment & Gratuity	1.93	-
Tax impact of unrecognized deferred tax on unabsorbed losses	-	53.90
Depreciation As per Income Tax	(0.28)	-
Others	(6.75)	269.90
Tax impact on unrecognized deferred tax on losses	150.33	(0.60)
Income tax expense	47.20	(0.60)

The unabsorbed business losses amounting to ₹ 6,072.70 millions (31 March 2024: ₹ 5,646.50 millions) on which no deferred tax asset is recognised considering there is no probability which demonstrate realisation of deferred tax asset in the near future. Further these losses are available for offset for maximum period of eight years from the date of incurrence of loss.

Note - 31
Earnings per share (EPS)

The Company's Earnings per Share ("EPS") is determined based on the net profit attributable to the shareholders. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

The following reflects the income and share data used in the basic and diluted EPS computations:

	31 March 2025	31 March 2024
Loss attributable to equity holders for basic earnings	(1,757.70)	(1,285.90)
Loss attributable to equity holders adjusted for the effect of dilution	(1,757.70)	(1,285.90)
Weighted average number of Equity shares for basic EPS*	1,00,00,000	1,00,00,000
Weighted average number of Equity shares for basic/diluted EPS*	1,00,00,000	1,00,00,000

*No transaction is there which have impacted the calculation of weighted average number of shares. No other transaction involving Equity shares or potential Equity shares is there between the reporting date and the date of authorization of these financial statements.

Earnings per equity share (for continuing operation):

(1) Basic (₹)	(175.77)	(128.59)
(2) Diluted (₹)	(175.77)	(128.59)



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Note - 32

A) Financial instruments by category

(₹ in millions)

	31 March 2025			31 March 2024		
	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost
Financial assets						
Investments						
Mutual funds	57.00	-	-	-	-	-
Trade receivables	-	-	12.00	-	-	172.10
Loans (including accrued interest)	-	-	1,084.60	-	-	566.40
Cash and cash equivalents	-	-	72.10	-	-	2.30
Other bank balances	-	-	4.70	-	-	3.80
Other financial assets	-	-	20.20	-	-	3.60
Total financial assets	57.00	-	1,193.60	-	-	748.19
Financial liabilities						
Borrowings (including interest accrued)	-	-	10,950.80	-	-	9,906.60
Trade payables	-	-	234.20	-	-	1,259.70
Other financial liabilities	-	-	30.50	-	-	5.90
Total financial liabilities	-	-	11,215.50	-	-	11,172.20

Notes

1. These financial assets are mandatorily measured at fair value through profit and loss.
2. These financial assets represent investments in equity instruments designated as such upon initial recognition.

B) Fair value measurements

(i) Fair value hierarchy

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

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

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

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

(ii) Financial assets and financial liabilities measured at fair value through profit and loss

(₹ in millions)

Particulars	Level 1	Level 2	Level 3	Total
Financial assets				
Mutual funds				
31 March 2025	57.00	-	-	57.00
31 March 2024	-	-	-	-
Total financial assets - 31 March 2025	57.00	-	-	57.00
Total financial assets - 31 March 2024	-	-	-	-

(iii) Valuation process and technique used to determine fair value

Financial assets

Use of net asset value for mutual funds fair valuation on the basis of the statement received from investee party.

Financial liabilities

For amortised cost instruments, carrying value represents the best estimate of fair value.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Note - 33

Financial Risk Management

i) Financial instruments by category

(₹ in millions)

Particulars	31 March 2025	31 March 2025	31 March 2024	31 March 2024
	FVTPL	Amortised	FVTPL	Amortised cost
Financial assets				
Investments				
Mutual funds	57.00	-	-	-
Trade receivables	-	12.00	-	172.10
Loans (including accrued interest)	-	1,084.60	-	566.40
Cash and cash equivalents	-	72.10	-	2.30
Other bank balances	-	4.70	-	3.80
Other financial assets	-	20.20	-	3.60
Total financial assets	57.00	1,193.60	-	748.20

ii) Financial instruments measured at amortised cost

(₹ in millions)

Particulars	Level	31 March 2025		31 March 2024	
		Carrying value	Fair value	Carrying value	Fair value
Financial assets					
Other financial assets	Level 3	7.80	7.80	1.60	1.60
Total financial assets		7.80	7.80	1.60	1.60
Financial liabilities		7.80	7.80	1.60	1.60
Other financial liabilities	Level 3	7.80	7.80	-	-
Total financial liabilities		7.80	7.80	-	-

The above disclosures are presented for non-current financial assets and non-current financial liabilities. Carrying value of current financial assets and current financial liabilities (cash and cash equivalents, trade receivables, borrowings, lease liability trade payables and other current financial liabilities) represents the best estimate of fair value.

iii) Risk management

The Company's activities expose it to the liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

i) Credit risk rating

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

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
Low credit risk	Investments, Cash and cash equivalents, other bank balances, loans and other financial assets	12 months expected credit loss/life time expected credit loss

In respect of trade receivables, the company recognises a provision for lifetime expected credit loss.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Assets under credit risk -

(₹ in millions)

Credit rating	Particulars	31 March 2025	31 March 2024
A	Investment in Mutual funds	57.00	-
A	Trade Receivables	12.00	172.10
A	Cash and cash equivalents	72.10	2.30
A	Other bank balances	4.70	3.80
A	Loans	1,084.60	566.40
A	Other financial assets	20.20	3.60



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

ii) Concentration of financial assets

The Company's principal business activities are development of real estate projects and all other related activities. The Company's outstanding receivables are for real estate project. Loans and other financial statements majorly represents inter-company loans, investment in mutual funds and other advances.

b) Credit risk exposure

Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets –

As at 31 March 2025

(₹ in millions)

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Investment in Mutual funds	57.00	-	57.00
Trade Receivables	12.00	-	12.00
Cash and cash equivalents	72.10	-	72.10
Other bank balances	4.70	-	4.70
Loans (including accrued interest)	1,084.60	-	1,084.60
Other financial assets	20.20	-	20.20

As at 31 March 2024

(₹ in millions)

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Investment in Mutual funds	-	-	-
Trade Receivables	172.10	-	172.10
Cash and cash equivalents	2.30	-	2.30
Other bank balances	3.80	-	3.80
Loans (including accrued interest)	566.40	-	566.40
Other financial assets	3.60	-	3.60

Expected credit loss for trade receivables under simplified approach

The Company's trade receivables does not have any expected credit loss as registry of properties sold is generally carried out once the Company receives the entire payment. During the periods presented, the Company made no write-offs of trade receivables and no recoveries from receivables previously written off.

Reconciliation of loss provision – trade receivables

(₹ in millions)

Reconciliation of loss allowance	Trade receivables
Loss allowance as on 1 April 2023	-
Impairment loss recognised/reversed during the year	-
Loss allowance on 31 March 2024	-
Impairment loss recognised/reversed during the year	-
Loss allowance on 31 March 2025	-

B) Liquidity risk

The company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The company has no outstanding bank borrowings. The company believes that the working capital is sufficient to meet its current requirements. Company also have an option to arrange funds by taking loans and borrowing from Holding Company/Ultimate Holding Company/Fellow Subsidiary company. Accordingly no liquidity risk is being perceived.

Maturities of financial liabilities

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

(₹ in millions)

31 March 2025	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings (including interest accrued)	8,950.80	2,000.00	-	-	10,950.80
Trade payable	234.20	-	-	-	234.20
Other financial liabilities	22.70	6.90	0.90	-	30.50
Total	9,207.70	2,006.90	0.90	-	11,215.50

31 March 2024	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings (including interest accrued)	9,906.60	-	-	-	9,906.60
Trade payable	1,259.70	-	-	-	1,259.70
Other financial liabilities	5.90	-	-	-	5.90
Total	11,172.19	-	-	-	11,172.19

C) Market risk

Foreign exchange risk

Company does not have any foreign currency risks and therefore sensitivity analysis has not been shown.



SYLVANUS PROPERTIES LIMITED**Summary of material accounting policies and other explanatory information for the year ended 31 March 2025****Interest rate risk**

The Company's fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107, 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	(₹ in millions)	
	31 March 2025	31 March 2024
Variable rate borrowings	-	-
Fixed rate borrowings	10,950.80	9,906.60
Total Borrowings	10,950.80	9,906.60

Price risk

The Company's exposure price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments in equity securities, the Company diversifies its portfolio of assets.

Sensitivity

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

Particulars	(₹ in millions)	
	31 March 2025	31 March 2024
Interest rates – increase by 1%	-	-
Interest rates – decrease by 1%	-	-

Profit or loss and equity is sensitive to higher/lower prices of instruments on the Company's profit for the periods -

Particulars	(₹ in millions)	
	31 March 2025	31 March 2024
Price sensitivity		
Price increase by (2%)- FVTPL	1.10	-
Price decrease by (2%)- FVTPL	(1.10)	-



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

Note - 34

Revenue related disclosures

A Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Particulars	(₹ in millions)	
	Year ended 31 March 2025	Year ended 31 March 2024
Revenue from contracts with customers		
(i) Revenue from operations		
(a) Revenue from sale of properties and developed plots	91.10	77.60
(b) Income from maintenance services	23.60	27.10
(ii) Other operating income (interest from customers on overdue balances and forfeiture income)	7.40	8.20
Total revenue covered under Ind AS 115	122.10	112.90

B Contract balances

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

Particulars	(₹ in millions)	
	As at 31 March 2025	As at 31 March 2024
Contract liabilities		
Advance from customers	712.00	856.80
Total contract liabilities	712.00	856.80
Receivables		
Trade receivables	12.00	172.10
Total receivables	12.00	172.10

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract assets (unbilled receivables) are transferred to receivables when the rights become unconditional and contract liabilities are recognised as and when the performance obligation is satisfied.

C Significant changes in the contract liabilities balances during the year are as follows:

Particulars	(₹ in millions)	
	As at 31 March 2025	As at 31 March 2024
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance	856.80	783.00
(Refund)/addition during the year	(53.70)	(3.80)
Revenue recognised during the year	(91.10)	77.60
Closing balance	712.00	856.80

D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2025 is ₹ 712.00 millions (previous year: ₹ 856.70 millions). This balance represents the advance received from customers (gross) against real estate properties under development. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognised as revenue in future years as per the policy of the Company.

E Reconciliation of revenue from sale of properties with contract revenue:

Particulars	(₹ in millions)	
	Year ended 31 March 2025	Year ended 31 March 2024
Contract revenue	122.10	112.90
Revenue recognised from real estate properties including maintenance	122.10	112.90



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Note -35

Details with respect to the Benami properties

No proceedings have been initiated or pending against the entity under the Benami Transactions (Prohibitions) Act, 1988 for the year ended 31 March 2025 and 31 March 2024.

Note -36

Undisclosed income

There is no such income which has not been disclosed in the books of accounts. No such income is surrendered or disclosed as income during the year ended 31 March 2025 and 31 March 2024 in the tax assessments under Income Tax Act, 1961.

Note -37

Details of Crypto Currency or Virtual Currency

Profit or loss on transactions involving Crypto currency or Virtual Currency	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024
Amount of currency held as at the reporting date	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024
Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / virtual currency	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024

Note -38

Ratio Analysis

The following are analytical ratios for the year ended 31 March 2025 and 31 March 2024

Particulars	Numerator	Denominator	31 March 2025	31 March 2024	Variance	Remarks
Current Ratio	Current Assets	Current Liabilities	0.36	0.45	-20.18%	Refer note A
Debt Service Coverage Ratio#	Earnings available for debt services	Debt Service	NA	NA	NA	Not applicable
Debt Equity Ratio##	Total Debts	Shareholder's Equity	NA	NA	NA	Not applicable
Return on Equity (ROE)#	Net Profit After Taxes	Average Share holder's Equity	NA	NA	NA	Not applicable
Trade Receivables turnover ratio	Revenue	Average Trade Receivable	1.34	1.91	-29.90%	Refer note A
Trade Payables turnover ratio	Purchase of services and other expenses	Average Trade Payable	0.31	1.24	-74.90%	Refer note A
Net Capital Turnover Ratio##	Revenue	Working Capital	NA	NA	NA	Not applicable
Net profit ratio#	Net profit	Revenue	NA	NA	NA	Not applicable
Return of Capital Employed (ROCE)#	Earning before interest taxes	Capital Employed	NA	NA	NA	Not applicable
Inventory turnover ratio	Cost of Goods sold	Average Inventory	0.05	0.24	-79.41%	Refer note A

Note A. In the real estate business, revenue along with the corresponding cost to sales is recognised on the point in time basis and hence, the increase and decrease will not be directly ascertained basis increase/decrease in business. Accordingly, the current year ratios are not comparable with previous year.

#Ratio can not be calculated due to negative earnings and net loss during the current year as well as in previous year.

##Ratio can not be calculated due to negative working capital during the current year as well as in previous year.

Note -39

Willful Defaulter:

No bank or financial institution has declared the company as "Willful defaulter" during the year ended 31 March 2025 and 31 March 2024.

Note -40

Details in respect of Utilization of Borrowed funds and share premium:

Particulars	Description
Transactions where an entity has provided any advance, loan, or invested funds to any other person (s) or entity/entities, including foreign entity.	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024
Transactions where an entity has received any fund from any person (s) or entity/entities, including foreign entity.	No such transaction has taken place during the year ended 31 March 2025 and 31 March 2024

Note -41

Relationship with Struck off Companies:

No transaction has been made with the company struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2025 and 31 March 2024.

Note -42

Registration of charges or satisfaction with Registrar of Companies:

All applicable cases where registration of charges or satisfaction is required with Registrar of Companies have been done. No registration or satisfaction is pending for the year ended 31 March 2025 and 31 March 2024.

Note -43

Compliance with number of layers of companies:

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 and no layers of companies has been established beyond the limit prescribed as per above said section / rules during the year ended 31 March 2025 and 31 March 2024.

Note -44

Loan or advances granted to the promoters, directors and KMPs and the related parties:

Loan or advances in the nature of loans are granted to the promoters, directors, key managerial persons and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person during the year ended 31 March 2025 and 31 March 2024, that are repayable on demand.

Type of Borrower	Amount of loan or advance in the nature of loan outstanding		Percentage to the total Loans and Advances in the nature of loans	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Related Parties (refer Note -46):	1,064.20	565.40	98.12%	99.82%
Total	1,064.20	565.40	98.12%	99.82%



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Note – 45

Capital management

The Company's objectives when managing capital are:

- To ensure Company's ability to continue as a going concern, and
- To provide adequate return to shareholders

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company manages its capital requirements by reviewing its net debt position, where net debt is equal to non-current borrowing (including current maturities of non-current borrowings) and short-term borrowing net of cash and cash equivalent and other bank balances.

Note – 46

Related party transactions

Relationship	Name of the related parties
<i>Related parties exercising control</i> Holding Company	Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)
<i>Other related parties</i> Fellow Subsidiary Companies*	Fama Builders And Developers Limited Selene Land Development Limited Lucina Builders And Developers Limited Lavone Builders And Developers Limited Juventus Infrastructure Limited Juventus Properties Limited Lucina Properties Limited Vindhychal Developers Limited Triton Properties Limited Citra Properties Limited Vigor Developments Private Limited(w.e.f. 24 May 2024) Equinox India Infraestate Limited(Formerly known as Indiabulls Infraestate Limited) Sky Forest Projects Private Limited(w.e.f. 29 April 2024)

Other enterprises under the control or significant influence of Key Management Personnel of the holding company and their relatives with whom there were transactions

Embassy Services Private Limited (w.e.f. 24 January 2025)
Technique Control Facility Management Limited (w.e.f. 24 January 2025)

Key Management personnel

Mr. Rikesh Kirtikumar Lakhani (Whole Time Director)

**With whom transactions have been made during the year/ previous year*



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

(i) Statement of transactions with related parties

Nature of transactions	For the year ended 31 March 2025	For the year ended 31 March 2024
Inter-corporate loans given/(received back), net		
<i>Fellow subsidiaries:</i>		
- Fama Builders And Developers Limited	-	29.90
- Lucina Builders And Developers Limited	-	46.60
- Lavone Builders And Developers Limited	-	5.80
- Juventus Infrastructure Limited	0.20	0.10
- Juventus Properties Limited	-	35.10
- Lucina Properties Limited	-	37.60
- Selene Land Development Limited	-	0.10
- Vindhyachal Developers Limited	-	16.00
- Triton Properties Limited	0.20	0.10
- Vigor Developments Private Limited (w.e.f. 24 May 2024)	498.40	-
Inter-corporate loans taken/(repaid), net		
<i>Holding company:</i>		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	(2,626.60)	472.50
<i>Fellow subsidiaries:</i>		
- Citra Properties Limited	81.60	-
- Equinox India Infraestate Limited (Formerly known as Indiabulls Infraestate Limited)	1,151.90	-
- Sky Forest Projects Private Limited (w.e.f. 29 April 2024)	176.30	-
Revenue from business management & support services		
<i>Holding company:</i>		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	-	89.50
Business Support Expenses		
<i>Holding company:</i>		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	1.20	-
Project Management Consultancy Expenses		
<i>Holding company:</i>		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	2.10	-



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Other enterprises under the control or significant influence of Key Management Personnel of the holding company and their relatives with whom there were transactions		
Site Management Fee		
Embassy Services Private Limited (w.e.f. 24 January 2025)	4.20	-
Technique Control Facility Management Limited (w.e.f. 24 January 2025)	2.40	-
Corporate Guarantee given by		
<i>Holding company:</i>		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	2,500.00	-
<i>Fellow subsidiaries:</i>		
- Sky Forest Projects Private Limited (w.e.f. 29 April 2024)	2,500.00	-
- Vigor Developments Private Limited (w.e.f. 24 May 2024)	2,500.00	-

(ii) Summary of balances outstanding:

Nature of transactions	As at 31 March 2025	As at 31 March 2024
Inter-corporate loans given to		
<i>Fellow subsidiaries:</i>		
- Fama Builders And Developers Limited	62.70	62.70
- Lucina Builders And Developers Limited	83.60	83.60
- Lavone Builders And Developers Limited	81.60	81.60
- Juventus Infrastructure Limited	19.00	18.80
- Juventus Properties Limited	73.90	73.90
- Lucina Properties Limited	68.80	68.80
- Selene Land Development Limited	60.30	60.30
- Vindhyaachal Developers Limited	77.80	77.80
- Triton Properties Limited	38.00	37.80
- Vigor Developments Private Limited(w.e.f. 24 May 2024)	498.40	-
Inter-corporate loans taken from		
<i>Holding company:</i>		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	7,280.00	9,906.6
<i>Fellow subsidiaries:</i>		
- Citra Properties Limited	81.60	-
- Equinox India Infraestate Limited (Formerly known as Indiabulls Infraestate Limited)	1,151.90	-
- Sky Forest Projects Private Limited	176.30	-



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Trade receivables		
Holding company:		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	-	103.90
Trade Payables		
Holding company:		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	2.20	-
Other enterprises under the control or significant influence of Key Management Personnel of the holding company and their relatives with whom there were transactions		
Site Management Fee		
Embassy Services Private Limited (w.e.f. 24 January 2025)*	4.80	-
Technique Control Facility Management Limited (w.e.f. 24 January 2025)*	2.80	-
Corporate Guarantee given by		
Holding company:		
- Embassy Developments Limited (Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)	2,340.00	-
Fellow subsidiaries:		
- Sky Forest Projects Private Limited (w.e.f. 29 April 2024)	2,340.00	-
-Vigor Developments Private Limited (w.e.f. 24 May 2024)	2,340.00	-

*Includes balances prior to the date on which the entity became related party.

Note – 47

Contingent liabilities and commitments

Particulars	31 March 2025	31 March 2024
Contingent liabilities, not acknowledge as debt, includes:		
Guarantees provided by the banks (secured by way of fixed deposits of the company)	5.70	4.20
Show cause notice received for Reversal of excise credit on WIP as at 30.06.17 and Cess balances taken in Trans-1 for the period 2012-13 to June 17	-	3.70
Appeal filed on 27.02.24 and acknowledgement of Appeal admitted received GST APL -02 on 04.03.24 (including interest and penalty)	9.30	9.30
Order in DRC-07 received on 28.02.24 and appeal filed on 23.05.24 before appellate authority (including interest and penalty)	6.80	6.80

There are certain Allottees of "Savroli, Maharashtra" Group housing residential project who had filed their respective complaints and are pending adjudication before MAHARASHTRA RERA, District Court Mumbai and Consumer Forums, via, which they majorly alleged their grievance with respect to delay to the tune of ₹ 50.00 millions. Though, the Company are contesting the same still a provision of ₹ 50.00 millions has already taken in the books of accounts for FY 2023-24.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Based on the defence taken in these matters and the independent legal advice from the Counsels, the management believes that there is a reasonably likelihood that there is no material liability will devolve on the Company in respect of these matters or atleast liability will go beyond the provision which has already taken in the books of Accounts.

There are no other contingent liabilities and commitments to be reported as at 31 March 2025 and 31 March 2024.

Note – 48

Employee benefits

Defined contribution plan

The Company has made ₹ 1.70 millions (31 March 2024: ₹ 0.30 millions) contribution in respect of provident fund.

Defined Benefit Plan

The Company has the following Defined Benefit Plans:

- Gratuity (Unfunded)
- Compensated absences (Unfunded)

Risks associated with plan provisions

Discount rate risk	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality risk	Actual death & liability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Salary risk	Actual salary increase will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Withdrawal risk	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

Compensated absences

The leave obligations cover the Company's liability for sick and earned leaves. The amount of provision of ₹ 0.40 millions (31 March 2024: ₹ 0.20 millions) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current.

Actuarial gain on obligation

	31 March 2025	31 March 2024
Actuarial (gain)/loss on arising from change in demographic assumptions	-	0.00
Actuarial (gain)/loss on arising from change in financial assumptions	0.10	0.10
Actuarial (gain)/loss on arising from change in experience assumptions	1.90	(1.30)

Amount recognized in the statement of profit and loss is as under:

	31 March 2025	31 March 2024
Service cost	1.20	0.90
Net Interest cost	0.40	0.40
Actuarial (gain)/loss for the year	2.00	(1.20)
Expense recognized in the statement of profit and loss	3.60	0.10
	31 March 2025	31 March 2024
Present value of defined benefit obligation at the beginning of the year	5.70	5.50
Present value of defined benefit obligation received for employees transferred to the Company	-	-



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Current service cost	1.20	0.90
Interest cost	0.40	0.40
Actuarial (gain)/loss, net	2.00	(1.20)
Benefits paid	(1.20)	-
Present value of defined benefit obligation at the end of the year	8.10	5.60
- Current	0.40	0.20
- Non-Current	7.70	5.40

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Compensated absences	
	31 March 2025	31 March 2024
Discount rate	7.15%	7.22%
Salary escalation rate	5.00%	5.00%
Mortality table	Indian Assured Lives Mortality (2012 - 14)	Indian Assured Lives Mortality (2012 - 14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

Maturity plan of Defined Benefit Obligation

	Year	31 March 2025	Year	31 March 2024
a)	April 2025 - March 2026	0.40	April 2024 - March 2025	0.20
b)	April 2026 - March 2027	0.20	April 2025 - March 2026	0.10
c)	April 2027 - March 2028	0.50	April 2026 - March 2027	0.10
d)	April 2028 - March 2029	0.10	April 2027 - March 2028	0.20
e)	April 2029 - March 2030	0.20	April 2028 - March 2029	0.10
f)	April 2030 - March 2031	1.60	April 2029 - March 2030	0.20
g)	April 2031 onwards	5.10	April 2030 onwards	4.70

Sensitivity analysis for compensated absences liability

		31 March 2025	31 March 2024
Impact of the change in discount rate			
	Present value of obligation at the end of the year	8.10	5.60
a)	Impact due to increase of 0.50 %	(0.40)	(0.30)
b)	Impact due to decrease of 0.50 %	0.40	0.30
Impact of the change in salary increase			
	Present value of obligation at the end of the year	8.10	5.60
a)	Impact due to increase of 0.50 %	0.40	0.30
b)	Impact due to decrease of 0.50 %	(0.40)	(0.30)

Sensitivities due to mortality and withdrawal are not material & hence impact of change not calculated.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. Gratuity plan is a non-funded plan.

	31 March 2025	31 March 2024
Actuarial (gain)/loss on arising from change in demographic assumptions	-	-
Actuarial (gain)/loss on arising from change in financial assumptions	0.40	0.30
Actuarial (gain)/loss on arising from change in experience assumptions	(2.70)	1.70

Amount recognized in the statement of profit and loss is as under:

	31 March 2025	31 March 2024
Service cost	3.60	2.40
Net Interest cost	1.30	1.20
Expense recognized in the statement of profit and loss	4.90	3.60

Movement in the liability recognized in the balance sheet is as under:

	31 March 2025	31 March 2024
Present value of defined benefit obligation at the beginning of the year	17.70	16.80
Current service cost	3.60	2.40
Interest cost	1.30	1.20
Actuarial (gain)/loss, net	(2.30)	2.00
Benefits paid	(2.90)	(4.70)
Present value of defined benefit obligation at the end of the year	17.40	17.70
- Current	0.70	0.70
- Non-Current	16.70	17.00

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Gratuity	
	31 March 2025	31 March 2024
Discount rate	6.99%	7.22%
Salary escalation rate	5.00%	5.00%
Mortality table	Indian Assured Lives Mortality (2012-14)	Indian Assured Lives Mortality (2012-14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

	Year	31 March 2025	Year	31 March 2024
a)	April 2025 - March 2026	0.70	April 2024 - March 2025	0.70
b)	April 2026 - March 2027	0.30	April 2025 - March 2026	0.30
c)	April 2027 - March 2028	1.30	April 2026 - March 2027	0.30
d)	April 2028 - March 2029	0.30	April 2027 - March 2028	1.20
e)	April 2029 - March 2030	1.50	April 2028 - March 2029	0.30
f)	April 2030 - March 2031	3.80	April 2029 - March 2030	1.20
g)	April 2031 onwards	9.50	April 2030 onwards	13.70

Sensitivity analysis for gratuity liability

		31 March 2025	31 March 2024
Impact of the change in discount rate			
	Present value of obligation at the end of the year	17.40	17.70
a)	Impact due to increase of 0.50 %	(0.80)	(0.90)
b)	Impact due to decrease of 0.50 %	0.90	1.00
Impact of the change in salary increase			
	Present value of obligation at the end of the year	17.40	17.70
a)	Impact due to increase of 0.50 %	0.90	1.00
b)	Impact due to decrease of 0.50 %	(0.80)	(0.90)

Note – 49

Segmental information

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. purchase, sale, dealing, real estate project advisory, construction and development of real estate projects and all other related activities which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company derives its major revenues from construction and development of real estate projects and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

Note- 50

Provident Fund

The Hon'ble Supreme Court of India has passed a judgement dated 28 February 2019 and it was held that basic wages, for the purpose of provident fund, to include allowances which are common for all employees. However, there is uncertainty with respect to the applicability of the judgement and period from which the same applies. Currently, the Company has not considered any impact in these financial statements

Note – 51

Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows

The changes in the Company's liabilities arising from financing activities can be classified as follows:

Particulars	Non-current borrowings (including current maturities)	Current borrowings	Interest accrued	Total
Net debt as at 31 March 2023	-	9,434.00	-	9,434.00
Proceeds from current/ non-current borrowings (including current maturities)	-	678.10	-	678.10
Repayment of current/ non-current borrowings (including current maturities)	-	(205.50)	-	(205.50)
Net debt as at 31 March 2024	-	9,906.60	-	9,906.60



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

Proceeds from current/ non-current borrowings (including current maturities)	2,500.00	3,677.90	-	6,177.90
Repayment of current/ non-current borrowings (including current maturities)	(160.00)	(4,894.70)	-	(5054.70)
Interest expense and other finance cost	-	-	154.90	154.90
Interest and other finance cost paid	-	-	(154.90)	154.90
Ind AS adjustments	(79.00)	-	-	(79.00)
Net debt as at 31 March 2025	2,261.00	8,689.80	-	10,950.80

Note – 52

Audit Trail

As per the Ministry of Corporate Affairs (MCA) notification, proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, for the financial year commencing 1 April 2023, every company which uses accounting softwares for maintaining its books of account, shall use only such accounting softwares which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The interpretation and guidance on what level edit log and audit trail needs to be maintained evolved during the year and continues to evolve.

The Company has used accounting softwares for maintaining its books of account for the year, which have features of recording audit trail (edit log) facility at application level as well as database level and the same have been operated throughout the year for all relevant transactions recorded in the softwares except one software where audit trail (edit log) facility at database level was not available. Recording of audit trail (edit logs) can be disabled using restricted privileged rights for direct data changes at database level. Since the company has other necessary controls in place, which are operating effectively, this feature will not adversely impact its data and audit log retention directly at database level.

Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention except that the audit trail at the database level for the Company has not been preserved in the accounting softwares for the period from 1 April 2023 to 31 March 2024 as applicable.

Note – 53

Business Combination of Holding Company

The Hon'ble National Company Law Appellate Tribunal, New Delhi Bench ("NCLAT"), on 7 January 2025, approved the scheme of amalgamation of Nam Estates Private Limited ("NAM") and Embassy One Commercial Property Developments Private Limited ("EOCPDPL") with Embassy Developments Limited ("EDL") (formerly known as Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) and their respective shareholders and creditors ("Scheme") pursuant to sec 230 to 232 of the Companies Act, 2013, and other applicable provisions of the Act, read with Companies (Compromises, Arrangements and Amalgamations) Rules, 2016. Pursuant to the NCLAT Order, EDL and NAM have filed the certified true copy of the court order with the respective jurisdictional Registrar of Companies on 24 January 2025, thereby giving effect to the scheme ("Effective Date").

Subsequent to the scheme becoming effective, a few of the current NAM shareholders, namely JV Holding Private Limited (JVHPL), four individuals, and two other entities (referred to as the "Promoter/Promoter Group"), became the largest shareholders of the EDL, the company's holding company.

Note – 54

Other matters

- The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2025 and 31 March 2024.



SYLVANUS PROPERTIES LIMITED

Summary of material accounting policies and other explanatory information to the financial statements for the year ended 31 March 2025

All amount in ₹ millions, unless otherwise stated

- c. In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2025, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.
- d. The Company is a wholly owned subsidiary company of Embassy Developments Limited (Formerly known as Equinox India Developments Limited, and earlier Indiabulls Real Estate Limited), whether directly or indirectly which is having a net worth of ₹ 1,01,709.80 millions. The Company will get all necessary support financially and otherwise from its holding company and thus, the Company is 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.

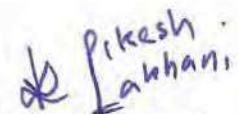
For Raj Girikshit & Associates
Chartered Accountants
Firm's Registration Number: 022280N



Gaurav Goyal
Partner
Membership Number : 518698




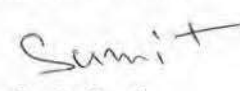
Place: Delhi
Date: 29 May 2025
UDIN- 25518698BMIPAN2771

For and on behalf of the Board of Directors


Rikesh Kirtikumar Lakhani
Whole-Time Director
[DIN: 10162813]


Akriti Gupta
Company Secretary


Milind Ramakant Khedekar
Director
[DIN: 10163617]


Sumit Goyal
Chief Financial Officer