

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Selene Constructions Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Selene Constructions Limited ("the Company"), which comprise the balance sheet as at 31 March 2023, 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 significant 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 accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2023, its Profit 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 the Standards on Auditing ('SA's') specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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, 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.

- 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.

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

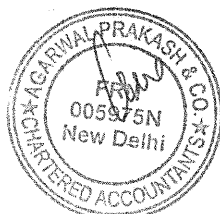
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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.
- (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 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls with reference to financial statements 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.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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 2023— Refer Note 45 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 2023.




- 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 2023.
- 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 proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only with effect from 1 April 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable.
- (h) 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 **Agarwal Prakash & Co.**

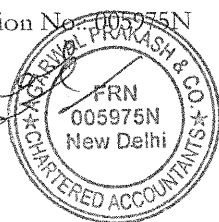
Chartered Accountants

Firm's Registration No. 005975N


Vikas Agarwal
Partner

Membership No. 097848

UDIN: 23097848BGUTZC7823



Place: Gurugram

Date: 27 May 2023

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 2023, 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) (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 management has conducted physical verification of property, plant and equipment during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not have any immovable property. Accordingly, clause 3 (i)(c) of the Order is not applicable.

(d) The Company has not revalued any of its Property, Plant and Equipment during the year.

(e) There are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the management has conducted physical verification of inventory at reasonable intervals during the year and no discrepancies were noticed on verification between the physical stocks and the book records that were 10% or more in the aggregate for each class of inventory.

(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 advances in the nature of loans, secured or unsecured to firms, Limited Liability Partnerships (LLPs) and Companies. The Company has granted interest free loan, unsecured, to companies during the year as below:



- (a) The Company has provided loans to companies. The details of the same are given below:

| (Rs. in Lakhs) | | | | |
|--|------------|----------|----------|-----------------------------|
| Particulars | Guarantees | Security | Loans | Advances in nature of loans |
| Aggregate amount during the year | | | | |
| -Others (Fellow Subsidiary Companies) | - | - | 4,967.60 | - |
| Balance outstanding as at balance sheet date | | | | |
| -Others (Fellow Subsidiary Companies) | - | - | 2,450.32 | - |

(b) The Company has not made any investment in, granted loans, provided any guarantee or security or granted any advances in the nature of loans, secured or unsecured and to companies, firms, limited liability partnership or any other parties during the year. However, the Company has granted loans to fellow subsidiary companies (year-end balance Rs. 2,450.32) at nil interest rate which is lower than the market rate of interest. In respect of such loans, we have not been provided with adequate explanation of the benefits, if any, accruing to the Company for giving such loans, we are unable to comment as to whether the terms and conditions of grant of such loans, prima facie, 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, in respect on loans granted, the schedule of repayment of principal has been stipulated wherein the principal amounts are repayable on demand and since the repayment of such loans has not been demanded, in our opinion, repayment of the principal amount is regular.

(d) According to the information, explanation and representation provided to us and based on verification carried out by us, there is no overdue amount in respect of loans granted to such employees and company. Accordingly, clause 3(iii)(d) of the Order is not applicable.

(e) According to the information, explanation and representation provided to us and based on verification carried out by us, no loans or advances in the nature of loans granted by the Company which have fallen due during the year, have been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties. Accordingly, clause 3(iii)(e) of the Order is not applicable.

(f) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has granted any loans or advances in the nature of loans, which are repayable on demand or without specifying any terms or period of repayment, except the following instances:

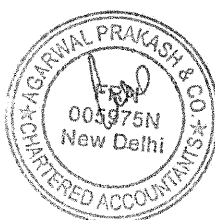


(Rs. in Lakhs)

| Particulars | All Parties | Promoters | Related Parties |
|---|-------------|-----------|-----------------|
| Aggregate of loans/advances in nature of loan | | | |
| - Repayable on demand (A) | 2,450.32 | - | 2,450.32 |
| - Agreement does not specify any terms or period of repayment (B) | - | - | - |
| Total (A+B) | 2,450.32 | - | 2,450.32 |
| Percentage of loans/advances in nature of loan to the total loans | | | 100% |

- (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 deposits or deemed deposits to which the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and the rules framed there under, are applicable. Accordingly, reporting under para 3(v) is not applicable.
- (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) In our opinion, and 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, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to 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 Rs. Lakhs) | Period to which the amount relates | Forum where dispute is pending |
|---|---|-----------------------|------------------------------------|--------------------------------------|
| Haryana Value Added Tax Act | VAT | 6.03 | F.Y. 2014-15 | JETC (Appeals) |
| The Central Goods & Service tax Act, 2017 | Credit of EC and Higher cess claimed as Service tax | 1.34 | June-15 to September-15 | Asstt Commissioner, Audit-II, Mumbai |

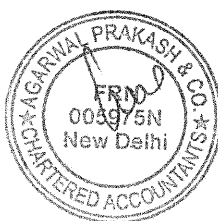


| | | | | |
|---|----------------------------|-------|--|--|
| The Central Goods & Service tax Act, 2017 | Input Tax Credit in Tran-1 | 27.95 | Balances as at 30.06.2017 in Trans-1 | Asstt. Commissioner, CGST & Central Excise |
| Income Tax Act, 1961 | Income Tax | 33.97 | A.Y. 2014-15, 2015-16, 2016-17 & 2017-18 | CIT (Appeals) |

- (viii) According to the information and explanations given to us and the records of the Company examined by us, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961), that has not been recorded in the books of account.
- (ix) (a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings and interest thereon payable to any banks and other lenders. The Company does not have any borrowings from financial institutions or government.
- (b) According to the information and explanations given to us and written representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or other lender.
- (c) According to the records of the Company examined by us and the information and explanations given to us, the Company has not obtained any term loans. Accordingly, reporting under para 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, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- (e) According to the information and explanations given to us, and the procedures performed by us, 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, and the procedures performed by us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (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 moneys 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 or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.




- (xi) (a) 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, and the procedures performed by us, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company with the related parties are in compliance with sections 177 and 188 of the Act, where applicable. Further, the details of such related party transactions have been disclosed in the financial statements, as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act.
- (xiv) (a) In our opinion and based on our examination, 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, explanation and representation provided to us and based on verification carried out by us, the Company has not entered into any non-cash transactions with its directors or persons connected with him. Accordingly, the reporting on compliance with the provisions of section 192 of the Act under clause 3(xv) of the order are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has incurred cash losses of Rs. 3,140.40 lakhs in the current financial year 2022-23 and cash losses of Rs. 1,486.23 lakhs during immediately preceding financial year.



- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and subject to the Note no. 48 of the financial statements, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) According to the information and explanations given to us, The Company does not fulfil the criteria as specified under section 135(1) of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and according, reporting under clause (xx) of the Order is not applicable to the Company.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005975N


Vikas Agarwal
Partner
Membership No. 097848
UDIN: 23097848BGUTZC7823



Place: Gurugram
Date: 27 May 2023

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 2023 of even date.

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Selene Constructions Limited ('the Company') as of 31 March 2023 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 Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") 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 the Company's 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

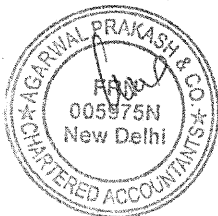
Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10)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

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

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

Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to financial statements includes those policies and



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


Inherent Limitations of Internal Financial Controls with reference to Financial Statements

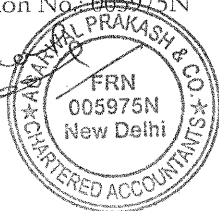
Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2023, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No. 005975N


Vikas Agarwal
Partner
Membership No. 097848
UDIN: 23097848BGUTZC7823



Place: Gurugram
Date: 27 May 2023

Selene Constructions Limited
Balance sheet as at 31 March 2023

| | Note | 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) |
|---|------|-------------------------------|-------------------------------|
| I ASSETS | | | |
| Non-current assets | | | |
| Property, plant and equipment | 5 | 0.77 | 2.98 |
| Financial assets | | | |
| Other financial assets | 6A | 294.85 | 9.50 |
| Deferred tax assets (net) | 7 | 3.50 | 7.74 |
| Non-current tax assets (net) | 8 | 86.11 | 147.64 |
| | | <u>385.23</u> | <u>167.86</u> |
| Current assets | | | |
| Inventories | 9 | 1,035.24 | 4,441.61 |
| Financial assets | | | |
| Trade receivables | 10 | 141.21 | 962.21 |
| Cash and cash equivalents | 11 | 99.03 | 156.46 |
| Other bank balances | 12 | 1,030.85 | 1,315.30 |
| Loans | 13 | 2,450.32 | 5,314.92 |
| Other financial assets | 6B | 55.73 | 55.73 |
| Other current assets | 14 | 354.83 | 55.63 |
| | | <u>5,167.21</u> | <u>12,301.86</u> |
| Total of Assets | | <u>5,552.44</u> | <u>12,469.72</u> |
| II EQUITY AND LIABILITIES | | | |
| Equity | | | |
| Equity share capital | 15A | 9.80 | 9.80 |
| Instruments entirely equity in nature | 15B | 11,915.19 | 11,915.19 |
| Other equity | 16 | (12,979.50) | (17,876.97) |
| | | <u>(1,054.51)</u> | <u>(5,951.98)</u> |
| Liabilities | | | |
| Non-current liabilities | | | |
| Provisions | 17A | 8.20 | 7.56 |
| | | <u>8.20</u> | <u>7.56</u> |
| Current liabilities | | | |
| Financial liabilities | | | |
| Borrowings | 18 | 3,014.01 | 13,600.90 |
| Trade payables | | | |
| -total outstanding dues of micro enterprises and small enterprises | 19A | 0.30 | 18.44 |
| -total outstanding dues of creditors other than micro enterprises and small enterprises | 19B | 1,586.02 | 1,567.67 |
| Other financial liabilities | 20 | 98.00 | 256.97 |
| Other current liabilities | 21 | 1,900.20 | 2,851.03 |
| Provisions | 17B | 0.22 | 119.13 |
| | | <u>6,598.75</u> | <u>18,414.14</u> |
| Total of Equity and Liabilities | | <u>5,552.44</u> | <u>12,469.72</u> |
| Summary of significant accounting policies | 4 | | |

The accompanying notes are an integral part of the financial statements

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

For Agarwal Prakash & Co.

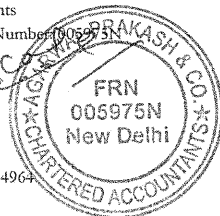
Chartered Accountants

Firm's Registration Number: 005975N

Vikas Aggarwal

Partner

Membership No : 084964



Place: Gurugram

Date: 27 May 2023

For and on behalf of the board of directors

Satyajit Parrihaar
Satyajit Parrihaar
Whole-time director
[DIN: 09643887]

Madaan Khan
Shadaan Khan
Director
[DIN: 09643963]

Shakti Bedi
Shakti Bedi
Chief Financial Officer

Surabhi Sangal
Surabhi Sangal
Company Secretary

Selene Constructions Limited
Statement of profit and loss for the year ended 31 March 2023

| | Note | 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) |
|---|------|-------------------------------|-------------------------------|
| Revenue | | | |
| Revenue from operations | 22 | 1,946.80 | 8,216.15 |
| Other income | 23 | 90.52 | 1,090.10 |
| Total Revenue | | 2,037.32 | 9,306.25 |
| Expenses | | | |
| Cost of revenue | 24 | | |
| Cost incurred during the year | | 1,224.83 | 567.40 |
| Decrease in real estate properties | | 3,406.38 | 7,984.52 |
| Employee benefits expense | 25 | 64.25 | 58.17 |
| Finance costs | 26 | 13.73 | 1,041.30 |
| Depreciation | 5 | 1.68 | 15.20 |
| Other expenses | 27 | 462.83 | 139.85 |
| Total Expenses | | 5,173.70 | 9,806.44 |
| Profit/(loss) before exceptional and tax | | (3,136.38) | (500.19) |
| Exceptional items | 50 | 8,039.55 | - |
| Profit/(loss) before tax | | 4,903.17 | (500.19) |
| Tax expense | | | |
| Current tax (including earlier years) | | 1.46 | - |
| Deferred tax (credit)/charge | 28 | 4.24 | (4.99) |
| Total of tax expense | | 5.70 | (4.99) |
| Profit/(loss) after tax | | 4,897.47 | (495.20) |
| Other comprehensive income | | | |
| Items that will not be reclassified to profit and loss | | | |
| Re-measurement loss on defined benefit plans (net of taxes) | | - | 0.01 |
| Other comprehensive income | | - | 0.01 |
| Total comprehensive income for the year | | 4,897.47 | (495.19) |
| Earnings per share | 29 | | |
| Basic (₹) | | 4,995.43 | (505.11) |
| Diluted (₹) | | 379.78 | (505.11) |

Summary of significant accounting policies 4

The accompanying notes are an integral part of the financial statements

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

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Vikas Aggarwal

Partner

Membership No : 084964



For and on behalf of the board of directors

Ssatyajit Parrihaar
Ssatyajit Parrihaar
Whole-time director
[DIN: 09643887]

Shadaan Khan
Shadaan Khan
Director
[DIN: 09643963]

Shakti Bedi
Shakti Bedi
Chief Financial Officer

Surabhi Sangal
Surabhi Sangal
Company Secretary

Place: Gurugram

Date: 27 May 2023

Selene Constructions Limited
Cash flow statement for the year ended 31 March 2023

| | 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) |
|---|-------------------------------|-------------------------------|
| A Cash flow from operating activities: | | |
| Profit / (loss) before tax | 4,903.17 | (500.19) |
| Adjustments for: | | |
| Depreciation | 1.68 | 15.20 |
| Interest expense | 0.01 | 1,041.23 |
| Interest income | (73.49) | (80.33) |
| Profit on sale of property, plant and equipment (net) | - | (7.69) |
| Property, plant and equipment written off | 0.56 | - |
| Provision for employee benefits | 0.68 | 2.08 |
| Exceptional items (Refer Note: 50) | (8,039.55) | - |
| Operating profit / (loss) before working capital changes | (3,206.94) | 470.30 |
| Working capital changes and other adjustments: | | |
| Trade receivables | 821.00 | (755.20) |
| Others current and non-current assets | (299.20) | 11.00 |
| Inventories | 3,406.37 | 7,984.53 |
| Trade payables | 0.22 | (215.44) |
| Other financial liabilities | (71.23) | 35.42 |
| Other current liabilities and provisions | (1,069.78) | (5,291.82) |
| Cash (used in) / generated from in operating activities | (419.56) | 2,238.79 |
| Income taxes refund / (paid) net | 60.06 | 1.61 |
| Net cash flow from operating activities | (359.50) | 2,240.40 |
| B Cash flow from investing activities: | | |
| Proceeds from sale of property, plant and equipment | - | 20.30 |
| Inter-corporate loans received back / (given) to related parties | 2,864.60 | (2,790.50) |
| Investment in bank deposits | - | 429.00 |
| Interest received | 72.58 | 100.68 |
| Net cash generated from / (used in) investing activities | 2,937.18 | (2,240.52) |
| C. Cash flow from financing activities: (Refer Note-47) | | |
| Proceeds from inter-corporate borrowings | 7,899.31 | 11,362.50 |
| Repayment of inter-corporate borrowings | (10,446.65) | (10,336.86) |
| Interest paid on inter-corporate borrowings | (87.78) | (952.01) |
| Net cash (used in) / generated from financing activities | (2,635.12) | 73.63 |
| D Net (Decrease)/increase in cash and cash equivalents (A+B+C) | (57.43) | 73.51 |
| E Cash and cash equivalents at the beginning of the year | 156.46 | 82.95 |
| F Cash and cash equivalents at the end of the year (D+E) (refer note 11) | 99.03 | 156.46 |

The accompanying notes are an integral part of the financial statements

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

For Agarwal Prakash & Co.

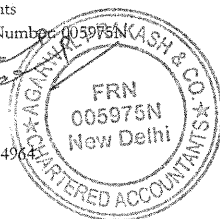
Chartered Accountants

Firm's Registration Number: 005975N

Vikas Agarwal

Partner

Membership No : 084964



For and on behalf of board of directors

Satya Prakash
Satya Prakash
Whole-time director
[DIN: 09643887]

Shadaan Khan
Shadaan Khan
Director
[DIN: 09643963]

Shakti Bedi
Shakti Bedi
Chief Financial Officer

Surabhi Sangal
Surabhi Sangal
Company Secretary

Place: Gurugram

Date: 27 May 2023

Selene Constructions Limited
Statement of changes in equity for the year ended 31 March 2023

A Equity share capital* (₹ in lakhs)

| Particulars | Balance as at 31 March 2023 | Balance as at 31 March 2022 |
|----------------------|-----------------------------|-----------------------------|
| Equity share capital | 9.80 | 9.80 |

B Instruments entirely equity in nature** (₹ in lakhs)

| Particulars | Balance as at 31 March 2023 | Balance as at 31 March 2022 |
|--|-----------------------------|-----------------------------|
| Compulsory convertible preference shares | 3,915.19 | 3,915.19 |
| Optionally convertible debentures | 8,000.00 | 8,000.00 |
| Total | 11,915.19 | 11,915.19 |

C Other equity^ (₹ in lakhs)

| Description | Other components of equity | Reserves and surplus | | Total |
|---|----------------------------|-----------------------------------|--------------------|--------------------|
| | | Share options outstanding account | Retained earnings | |
| Balance as at 01 April 2021 | 23.32 | 3.45 | (17,408.55) | (17,381.78) |
| Loss for the year | - | - | (495.20) | (495.20) |
| Other comprehensive income | - | - | - | - |
| Re-measurement loss on defined benefit plans (net of tax) | - | - | 0.01 | 0.01 |
| Share based payment expense | 3.45 | (3.45) | - | - |
| Balance as at 31 March 2022 | 26.77 | - | (17,903.74) | (17,876.97) |
| Profit for the year | - | - | 4,897.47 | 4,897.47 |
| Other comprehensive income | - | - | - | - |
| Re-measurement gain on defined benefit plans (net of tax) | - | - | - | - |
| Share based payment expense | - | - | - | - |
| Balance as at 31 March 2023 | 26.77 | - | (13,006.27) | (12,979.50) |

*Refer note 15A for details

**Refer note 15B for details

^Refer note 16 for details

The accompanying notes are an integral part of the financial statements

This is the statement of changes in equity referred to in our report of even date.

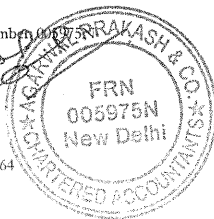
For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number 005975N

Vikas Aggarwal
Partner

Membership No : 084964



For and on behalf of the board of directors

Satyajit Parrihaar
Satyajit Parrihaar
Whole-time director
[DIN: 09643887]

Shadaan Khan
Shadaan Khan
Director
[DIN: 09643963]

Shakti Bedi
Shakti Bedi
Chief Financial Officer

Surabhi Sangal
Surabhi Sangal
Company Secretary

Place: Gurugram

Date: 27 May 2023

Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

1. Nature of principal activities

Selene Constructions Limited ("the Company") was incorporated on 20 July 2006. The Company is engaged in development of real estate properties and all other related 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.

2. General information and statement of compliance with Ind AS

These 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 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 Company has uniformly applied the accounting policies during the periods presented.

The financial statements for the year ended 31 March 2023 were authorized and approved for issue by the Board of Directors on 27 May 2023. The revisions to the financial statements is permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

Recent accounting pronouncement

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

On 31 March 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements

This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the financial statements.

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

This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and there is no impact on its financial statements.

Ind AS 12 - Income Taxes

This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023. The Company has evaluated the amendment and there is no impact on its financial statement.

3. 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 measured at fair value.

4. Summary of significant accounting policies

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

4.1 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.



4.2 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 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 | 1 year |
| Plant and machinery | 12 years |
| Office equipment | 5 years |
| Computers | 3 years |
| Furniture and fixtures | 10 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 derecognised 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 de-recognised.

4.3 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.

Subsequent measurement

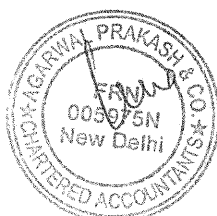
Debt instruments at amortised cost – A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- 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.

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.



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

Financial liabilities

Recognition and initial measurement

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 recognition, financial liabilities are measured at amortised cost using the effective interest method.

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.

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.

4.4 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.

4.5 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 recoverable amount of the asset or the cash generating unit is estimated. 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 recognised 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 recognised are accordingly reversed in the statement of profit and loss.



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

4.6 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) includes 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.

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.

4.7 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

4.8 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 and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

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.

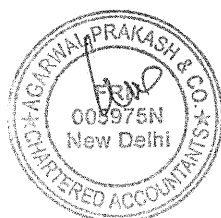
When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

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.

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



4.9 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

4.10 Foreign currency

Functional and presentation currency

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

Transactions and balances

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

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

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

4.11 Income taxes

Tax expense recognised in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognised in Other Comprehensive Income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in Other Comprehensive Income or in equity).

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealised tax loss are recognised to the extent that it is probable that the underlying tax loss will be utilised against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

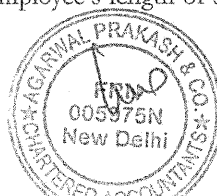
4.12 Employee benefits

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



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

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.

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 recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

4.13 Share based payments

Share based compensation benefits are provided to employees via Indiabulls Real Estate Limited ('Holding Company') Employee Stock Option Plans (ESOPs). The employee benefits expense is measured using the fair value of the employee stock options and is recognised over vesting period with a corresponding increase in equity. The vesting period is the period over which all the specified vesting conditions are to be satisfied. On the exercise of the employee stock options, the employees of the Company will be allotted Holding Company's equity shares.

4.14 Provisions, contingent liabilities and contingent assets

Provisions are recognised 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 recognised nor disclosed. However, when realization of income is virtually certain, related asset is recognised.

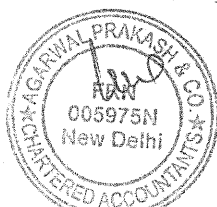
4.15 Earnings per share

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

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

4.16 Significant management judgement in applying accounting policies and estimation uncertainty

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.



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

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.

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.



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Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

(₹ in lakhs)

5 Property, plant and equipment

| | Building- temporary structures | Plant and machinery | Office equipment | Computers | Furniture and fixtures | Total |
|---------------------------------------|--------------------------------------|------------------------|------------------|-----------|---------------------------|--------|
| Gross block | | | | | | |
| As at 01 April 2021 | 2.00 | 210.30 | 7.16 | 7.46 | 7.84 | 234.76 |
| Additions | - | - | - | - | - | - |
| Disposals/adjustments during the year | 2.00 | 177.72 | 0.68 | - | 0.04 | 180.44 |
| Balance as at 31 March 2022 | - | 32.58 | 6.48 | 7.46 | 7.80 | 54.32 |
| Additions | - | - | - | - | - | - |
| Disposals/adjustments during the year | - | - | 4.79 | 6.47 | 6.95 | 18.21 |
| Balance as at 31 March 2023 | - | 32.58 | 1.69 | 0.99 | 0.85 | 36.11 |
| Accumulated depreciation | | | | | | |
| As at 01 April 2021 | 2.00 | 181.43 | 6.72 | 7.46 | 6.36 | 203.97 |
| Charge for the year | - | 14.29 | 0.43 | - | 0.48 | 15.20 |
| Adjustments for disposals | 2.00 | 165.12 | 0.67 | - | 0.04 | 167.83 |
| Balance as at 31 March 2022 | - | 30.60 | 6.48 | 7.46 | 6.80 | 51.34 |
| Charge for the year | - | 1.29 | 0.03 | - | 0.36 | 1.68 |
| Adjustments for disposals | - | - | 4.82 | 6.47 | 6.39 | 17.68 |
| Balance as at 31 March 2023 | - | 31.89 | 1.69 | 0.99 | 0.77 | 35.34 |
| Net block as at 31 March 2022 | - | 1.98 | - | - | 1.00 | 2.98 |
| Net block as at 31 March 2023 | - | 0.69 | - | - | 0.08 | 0.77 |

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

(b) Capitalised borrowing cost
No borrowing cost has been capitalised on property, plant and equipment.

(This space has been intentionally left blank)



| | 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) | | |
|---|-------------------------------|--|--|-----------------|
| Note - 6 | | | | |
| Other financial assets - non-current | | | | |
| A Bank deposits with maturity of more than 12 months* | 287.35 | 2.00 | | |
| | <u>287.35</u> | <u>2.00</u> | | |
| * Bank deposits (exclusive on interest accrued) with banks of ₹ 287.01 lakhs(31 March 2022: ₹ 2.00 lakhs) are pledged against bank guarantee given to Director Town and Country Planning (in previous year the deposits were pledged against the guarantees given to Dakshin Haryana Bijli Vitran Nigam "DHBVN"). | | | | |
| (Unsecured - considered good) | | | | |
| Security deposits | 7.50 | 7.50 | | |
| | <u>7.50</u> | <u>7.50</u> | | |
| | <u>294.85</u> | <u>9.50</u> | | |
| B Other financial assets - current | | | | |
| (Unsecured - considered good) | | | | |
| Security deposits - others | 55.73 | 55.73 | | |
| | <u>55.73</u> | <u>55.73</u> | | |
| Note - 7 | | | | |
| Deferred tax assets (net) | | | | |
| Deferred tax asset arising on account of: | | | | |
| Provision of employee benefits | 2.12 | 1.95 | | |
| Property, plant and equipment - depreciation | 1.38 | 5.79 | | |
| | <u>3.50</u> | <u>7.74</u> | | |
| Deferred tax assets (net) | 3.50 | 7.74 | | |
| (i) The unabsorbed business losses amounting to ₹ 13,516.04 lakhs (31 March 2022: ₹ 17,488.85 lakhs) on which no deferred tax 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 incurrence of losses. | | | | |
| (ii) Caption wise movement in deferred tax (assets)/liabilities as follows: | | | | |
| Particulars | 31 March 2022 | Recognised in other comprehensive income | Recognised in statement of profit and loss | 31 March 2023 |
| Assets | | | | |
| Employee benefits | 1.95 | - | 0.17 | 2.12 |
| Property, plant and equipment - depreciation | 5.79 | - | (4.41) | 1.38 |
| Total | 7.74 | - | (4.24) | 3.50 |
| Particulars | 01 April 2021 | Recognised in other comprehensive income | Recognised in statement of profit and loss | 31 March 2022 |
| Assets | | | | |
| Employee benefits | 1.87 | - | 0.08 | 1.95 |
| Property, plant and equipment - depreciation | 0.88 | - | 4.91 | 5.79 |
| Total | 2.75 | - | 4.99 | 7.74 |
| Note - 8 | | | | |
| Non-current tax assets (net) | | | | |
| Advance income tax, including tax deducted at source | 86.11 | | | 147.64 |
| | <u>86.11</u> | | | <u>147.64</u> |
| Note - 9 | | | | |
| Inventories | | | | |
| A Real estate properties under development (at cost) | | | | |
| Cost of properties under development | 80,384.30 | | | 80,215.94 |
| Less: Transferred to developed properties | (80,384.30) | | | (80,215.94) |
| | <u>-</u> | | | <u>-</u> |
| B Real estate properties - developed (at cost) | | | | |
| Cost of developed properties | 80,384.30 | | | 80,215.94 |
| Less: Cost of revenue recognized till date | (79,349.18) | | | (75,829.52) |
| | <u>1,035.12</u> | | | <u>4,386.42</u> |
| C Construction materials in stock (at cost) | | | | |
| | 0.12 | | | 55.19 |
| | <u>1,035.24</u> | | | <u>4,441.61</u> |



Note - 10

Trade receivables[#]

Unsecured

Considered good

| 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) |
|-------------------------------|-------------------------------|
| 141.21 | 962.21 |
| <u>141.21</u> | <u>962.21</u> |

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

As at 31 March 2023

| 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 | 10.09 | - | 52.58 | 15.19 | 63.35 | 141.21 |
| (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 | - | - | - | - | - | - |

As at 31 March 2022

| 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 | 534.48 | 288.19 | 27.22 | 87.61 | 24.71 | 962.21 |
| (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 - 11

Cash and cash equivalents

Cash on hand

Balances with banks - in current account

| | |
|--------------|---------------|
| - | - |
| 99.03 | 156.46 |
| <u>99.03</u> | <u>156.46</u> |

Note - 12

Other bank balances

Bank deposits - with maturity of more than three months and upto twelve months^{*}

| | |
|-----------------|-----------------|
| 1,030.85 | 1,315.30 |
| <u>1,030.85</u> | <u>1,315.30</u> |

^{*}Bank deposits (exclusive on interest accrued) with banks of ₹ 1026.73 lakhs (31 March 2022: ₹ 1311.75 lakhs) are pledged against bank guarantees given to Governor of Haryana, Dakshin Haryana Bijli Vitran Nigam (DHBVN), Gurgaon and Haryana State Pollution Control Board (HSPCB), Panchkula.

Note - 13

Loans - current[#]

(Unsecured - considered good)

Inter-corporate loans to related parties (refer note 44)

| | |
|-----------------|-----------------|
| 2,450.32 | 5,314.92 |
| <u>2,450.32</u> | <u>5,314.92</u> |

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

Note - 14

Other current assets

Advance to employees

Mobilization advances

Advance to suppliers/service providers

Prepaid expenses

| | |
|---------------|--------------|
| 0.40 | 0.42 |
| 0.32 | 0.32 |
| 354.11 | 37.60 |
| - | 17.29 |
| <u>354.83</u> | <u>55.63</u> |

Note - 15

A Equity share capital

i Authorised

Equity share capital of face value of ₹ 10 each

| 31 March 2023 Number | 31 March 2023 (₹ in lakhs) | 31 March 2022 Number | 31 March 2022 (₹ in lakhs) |
|-------------------------|-------------------------------|-------------------------|-------------------------------|
| 1,000,000 | 100.00 | 1,000,000 | 100.00 |
| | <u>100.00</u> | | <u>100.00</u> |

ii Issued, subscribed and fully paid up

Equity share capital of face value of ₹ 10 each

| | | | |
|--------|-------------|--------|-------------|
| 98,039 | 9.80 | 98,039 | 9.80 |
| | <u>9.80</u> | | <u>9.80</u> |

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

Equity shares

Balance at the beginning of the year

Balance at the end of the year

| | | | |
|---------------|-------------|---------------|-------------|
| 98,039 | 9.80 | 98,039 | 9.80 |
| <u>98,039</u> | <u>9.80</u> | <u>98,039</u> | <u>9.80</u> |



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

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. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.

v 98,039 (previous year: 98,039) equity shares of the Company is held by holding company namely Indiabulls Real Estate Limited and its nominees.

vi Details of shareholder holding more than 5% share capital

Name of the shareholder

Indiabulls Real Estate Limited (equity shares)*

*including nominee shares

Number of shares

98,039

Number of shares

98,039

vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2023 is as follows :

| Promoter Name | Share Held by Promoters | | | | |
|---|-------------------------|-------------------|---------------------|-------------------|--------------------------|
| | As at 31 March 2023 | | As at 31 March 2022 | | % Change during the year |
| | Number of shares | % Total of Shares | Number of shares | % Total of Shares | |
| Indiabulls Real Estate Limited (including nominee shares) | 98,039 | 100.00% | 98,039 | 100.00% | - |

Disclosure of shareholding of promoters as at 31 March 2022 is as follows :

| Promoter Name | Share Held by Promoters | | | | |
|---|-------------------------|-------------------|---------------------|-------------------|--------------------------|
| | As at 31 March 2022 | | As at 31 March 2021 | | % Change during the year |
| | Number of shares | % Total of Shares | Number of shares | % Total of Shares | |
| Indiabulls Real Estate Limited (including nominee shares) | 98,039 | 100.00% | 98,039 | 100.00% | - |

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

B Instruments entirely equity in nature

(i) Compulsory convertible preference shares ("CCPS")

i Authorised

Compulsorily convertible preference shares of face value of ₹ 1,000 each

31 March 2023

Number

400,000

31 March 2023

(₹ in lakhs)

4,000.00

31 March 2022

Number

400,000

31 March 2022

(₹ in lakhs)

4,000.00

400,000

4,000.00

400,000

4,000.00

ii Issued, subscribed and fully paid up

0.0001% Compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid up

391,519

3,915.19

391,519

3,915.19

3,915.19

3,915.19

iii Reconciliation of number of compulsorily convertible preference shares outstanding at the beginning and at the end of the year

Compulsorily convertible preference shares

Balance at the beginning of the year

391,519

3,915.19

391,519

3,915.19

Balance at the end of the year

391,519

3,915.19

391,519

3,915.19

iv Rights, preferences and restrictions attached to preference shares

0.0001% Compulsorily convertible preference shares of face value of ₹ 1,000 each fully paid up. These CCPS are held by holding company namely Indiabulls Real Estate Limited and its nominees. These CCPS are convertible into number of equity shares determined by dividing aggregate principal amount of preference share capital by a conversion price of ₹ 1,000.

The holders of preference shares are entitled to receive dividends at the rate of 0.0001%, but do not carry right to vote. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.

v CCPS are held by the Holding Company namely Indiabulls Real Estate Limited.

vi Details of shareholder holding more than 5%

Name of the preference shareholder

Indiabulls Real Estate Limited

31 March 2023

Number of shares

391,519

31 March 2022

Number of shares

391,519

vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2023 is as follows :

| Promoter Name | Share Held by Promoters | | | | |
|--------------------------------|-------------------------|-------------------|---------------------|-------------------|--------------------------|
| | As at 31 March 2023 | | As at 31 March 2022 | | % Change during the year |
| | Number of shares | % Total of Shares | Number of shares | % Total of Shares | |
| Indiabulls Real Estate Limited | 391,519 | 100.00% | 391,519 | 100.00% | - |

Disclosure of shareholding of promoters as at 31 March 2022 is as follows :

| Promoter Name | Share Held by Promoters | | | | |
|--------------------------------|-------------------------|-------------------|---------------------|-------------------|--------------------------|
| | As at 31 March 2022 | | As at 31 March 2021 | | % Change during the year |
| | Number of shares | % Total of Shares | Number of shares | % Total of Shares | |
| Indiabulls Real Estate Limited | 391,519 | 100.00% | 391,519 | 100.00% | - |

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



(2) Optionally convertible debentures ('OCD')

| | 31 March 2023 | 31 March 2023 | 31 March 2022 | 31 March 2022 |
|--|----------------|-----------------|----------------|-----------------|
| | Number | (₹ in lakhs) | Number | (₹ in lakhs) |
| i Issued and fully paid up | | | | |
| 0.0001% Optionally convertible debentures of face value of ₹ 1,000 each fully paid up | 800,000 | 8,000.00 | 800,000 | 8,000.00 |
| | <u>800,000</u> | <u>8,000.00</u> | <u>800,000</u> | <u>8,000.00</u> |
| ii Reconciliation of number of optionally convertible debentures outstanding at the beginning and at the end of the year | | | | |
| Optionally convertible debentures | | | | |
| Balance at the beginning of the year | 800,000 | 8,000.00 | 800,000 | 8,000.00 |
| Transferred to equity on account of modification of terms during the year (refer note iii below) | - | - | - | - |
| Balance at the end of the year | <u>800,000</u> | <u>8,000.00</u> | <u>800,000</u> | <u>8,000.00</u> |

iii Rights, preferences and restrictions attached to optionally convertible debentures

During the year ended 31 March 2014, the Company had issued 800,000 optionally convertible debentures (OCDs) of face value of ₹ 1,000 each, bearing interest rate of 0.0001% per annum. These debentures were convertible into equity shares, at any time over the maturity period of 20 years. If holder does not exercise its right of conversion, the debentures will be redeemed at the end of the period of 20 years. These optionally convertible debentures were redeemable at the option of the holder, at any time over the maturity period of 20 years.

As per the revised terms, agreed with the debenture holders and approved by the board of director in their meeting dated 7 February 2020, OCDs are convertible or redeemable at the option of issuer, on or before the expiry of the term. OCDs are convertible in the ratio of one equity share for each debenture. OCDs are held by the Holding Company namely Indiabulls Real Estate Limited and its nominees. Accordingly, these OCDs have been classified as instruments entirely equity in nature.

iv OCDs are held by the Holding Company namely Indiabulls Real Estate Limited.

Note - 16

Other equity

Other components of equity
Reserves and surplus
Retained earnings

| 31 March 2023 | 31 March 2022 |
|--------------------|--------------------|
| (₹ in lakhs) | (₹ in lakhs) |
| 26.77 | 26.77 |
| (13,006.27) | (17,903.74) |
| <u>(12,979.50)</u> | <u>(17,876.97)</u> |

(i) Nature and purpose of other reserves

Other components of equity

Other components of equity is used to transfer the amount from deferred employee compensation reserve on the exercise of options issued to employees under Holding Company's employee stock option plan.

Note - 17

A Provisions - non-current

Provision for employee benefits:

Gratuity (refer note 46)
Compensated absences (refer note 46)

| | |
|-------------|-------------|
| 6.81 | 5.95 |
| 1.39 | 1.61 |
| <u>8.20</u> | <u>7.56</u> |

B Provisions - current

Provision for employee benefits:

Gratuity (refer note 46)
Compensated absences (refer note 46)

Provision for claims and compensation*

| | |
|-------------|---------------|
| 0.18 | 0.14 |
| 0.04 | 0.04 |
| - | 118.95 |
| <u>0.22</u> | <u>119.13</u> |

* Movement during the financial year:

As at beginning of the year

Additions during the year

Paid/adjustment during the year

As at end of reporting period

| | |
|----------|---------------|
| 118.95 | 1,235.65 |
| - | - |
| (118.95) | (1,116.70) |
| <u>-</u> | <u>118.95</u> |



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

| Note - 18 | 31 March 2023 | 31 March 2022 |
|--|-----------------|------------------|
| Borrowings - current | (₹ in lakhs) | (₹ in lakhs) |
| Unsecured loans | | |
| Loans from related parties (refer note 44) | 3,014.01 | 13,600.90 |
| | <u>3,014.01</u> | <u>13,600.90</u> |

Note - 19
Trade payables - current

| | | |
|--|-------------|--------------|
| A Total outstanding dues of micro enterprises and small enterprises* | 0.30 | 18.44 |
| | <u>0.30</u> | <u>18.44</u> |

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

| Particulars | 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) |
|---|-------------------------------|-------------------------------|
| i) the principal amount remaining unpaid to any supplier as at the end of each accounting year; | 0.30 | 18.44 |
| 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.

| | | |
|--|-----------------|-----------------|
| B Total outstanding dues of creditors other than micro enterprises and small enterprises | 1,276.16 | 1,229.66 |
| Retention Money | 309.86 | 338.01 |
| | <u>1,586.02</u> | <u>1,567.67</u> |

Trade Payables ageing as at 31 March 2023

| Particulars | Outstanding for the year ended 31 March 2023 | | | | | Total |
|--------------------------------------|--|------------------|------------------|------------------|-------------------|----------|
| | Not Due | Less than 1 year | 1 year to 2 year | 2 year to 3 year | More than 3 years | |
| (i) MSME | 125.33 | 0.30 | - | - | - | 125.64 |
| (ii) Other than MSME | 1,296.07 | 51.43 | 101.72 | - | 11.46 | 1,460.68 |
| (iii) Disputed dues - MSME | - | - | - | - | - | - |
| (iv) Disputed dues - Other than MSME | - | - | - | - | - | - |

Trade Payables ageing as at 31 March 2022

| Particulars | Outstanding for the year ended 31 March 2022 | | | | | Total |
|--------------------------------------|--|------------------|------------------|------------------|-------------------|----------|
| | Not Due | Less than 1 year | 1 year to 2 year | 2 year to 3 year | More than 3 years | |
| (i) MSME | - | 18.44 | - | - | - | 18.44 |
| (ii) Other than MSME | 338.01 | 1,217.65 | 0.20 | - | 11.81 | 1,567.67 |
| (iii) Disputed dues - MSME | - | - | - | - | - | - |
| (iv) Disputed dues - Other than MSME | - | - | - | - | - | - |

Note - 20

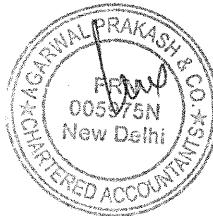
Other financial liabilities - current

| | | |
|------------------|--------------|---------------|
| Expenses payable | 98.00 | 256.97 |
| | <u>98.00</u> | <u>256.97</u> |

Note - 21

Other current liabilities

| | | |
|---|-----------------|-----------------|
| Payable to statutory and government authorities | 72.85 | 176.37 |
| Advance from customers | 975.63 | 1,291.48 |
| Other liabilities | 851.72 | 1,383.18 |
| | <u>1,900.20</u> | <u>2,851.03</u> |



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

| | 31 March 2023 (₹ in lakhs) | 31 March 2022 (₹ in lakhs) |
|--|-------------------------------|-------------------------------|
| Note - 22 | | |
| Revenue from operations | | |
| Operating revenue | | |
| Revenue from real estate properties | 1,902.18 | 8,161.64 |
| Other operating revenue | | |
| Interest from customers on overdue balances | 0.24 | 7.28 |
| Service receipts | 44.38 | 47.23 |
| | 1,946.80 | 8,216.15 |
| Note - 23 | | |
| Other income | | |
| Interest income | 73.49 | 80.33 |
| Profit on sale of property, plant and equipment (net) | - | 7.69 |
| Balances Written Back | 16.14 | 1,001.24 |
| Miscellaneous income | 0.89 | 0.84 |
| | 90.52 | 1,090.10 |
| Note - 24 | | |
| Cost of revenue | | |
| Cost incurred during the year | 1,224.83 | 567.40 |
| Decrease in inventory of real estate properties | | |
| Opening stock | 4,441.61 | 12,426.13 |
| Closing stock | (1,035.23) | (4,441.61) |
| | 4,631.21 | 8,551.92 |
| Note - 25 | | |
| Employee benefits expense | | |
| Salaries and wages | 64.22 | 58.13 |
| Contribution to provident fund (refer note 46) | 0.01 | 0.01 |
| Staff welfare expenses | 0.02 | 0.03 |
| | 64.25 | 58.17 |
| Note - 26 | | |
| Finance costs | | |
| Interest on income tax | 0.00 | 1.45 |
| Interest on others | 0.01 | 1,039.78 |
| Other borrowing costs | 13.72 | 0.07 |
| | 13.73 | 1,041.30 |
| Note - 27 | | |
| Other expenses | | |
| Auditor's remuneration - as auditor (refer note (i) below) | 0.24 | 1.18 |
| Communication expenses | 0.09 | 0.04 |
| Legal and professional charges | 27.77 | 17.19 |
| Rates and taxes | 47.69 | 4.62 |
| Repairs and maintenance | 74.42 | 0.86 |
| Brokerage and marketing expenses | 57.92 | 76.22 |
| Subscription fees | 0.08 | - |
| Travelling and conveyance expenses | 16.31 | 6.92 |
| Claims and compensations | 156.06 | 32.06 |
| Property, plant and equipment written off | 0.56 | - |
| Miscellaneous expenses | 81.69 | 0.76 |
| | 462.83 | 139.85 |
| (i) Details of payment to auditors | | |
| Payment to auditor | | |
| Audit fee * | 0.24 | 1.18 |
| | 0.24 | 1.18 |

*Inclusive of applicable taxes in current year and exclusive of applicable taxes in previous year



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

| Note - 28 | 31 March 2023 | 31 March 2022 |
|--|---------------|---------------|
| Income tax | (₹ in lakhs) | (₹ in lakhs) |
| Tax expense comprises of: | | |
| Current tax (including earlier years) | 1.46 | - |
| Deferred tax expense | 4.24 | (4.99) |
| Tax expense reported in the statement of profit or (loss) | 5.70 | (4.99) |

The major components of the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (31 March 2022: 25.168%) and the reported tax expense in statement of profit and loss are as follows

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

| | | |
|--|-----------------|-----------------|
| Accounting Profit / (loss) before tax from continuing operations | 4,903.17 | (500.19) |
| Accounting Profit / (loss) before income tax | 4,903.17 | (500.19) |

| | | |
|--|----------|----------|
| At statutory income tax rate of 25.168% (31 March 2022: 25.168%) | 1,234.03 | (125.89) |
|--|----------|----------|

Tax effect of amounts which are not deductible (taxable) in calculating taxable income:

| | | |
|--|-------------|---------------|
| Tax impact of depreciation as per Companies Act | 0.14 | - |
| Tax impact of depreciation as per Income Tax Act | 4.12 | - |
| Tax impact of expenses which will never be allowed | - | 0.36 |
| Tax impact of unrecognised deferred tax on unabsorbed losses | (1,233.88) | 125.32 |
| Tax paid in respect of earlier year | 1.46 | - |
| Others | (0.17) | (4.78) |
| Income tax expense | 5.70 | (4.99) |

Note - 29

Earnings per share (EPS)

Earnings per Share ('EPS') is determined based on the net profit attributable to the shareholders' of the Company. Basic earnings per share is computed using the weighted average number of shares outstanding during the year including the number of equity shares that are issuable on the conversion of a mandatorily convertible instrument. Diluted earnings per share is computed using the weighted average number of potential equity 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:

| | | |
|--|-----------------|-----------------|
| Profit / (loss) attributable to equity holders (₹ in lakhs) | 4,897.47 | (495.20) |
| Add: Interest on Optionally convertible debentures | 0.01 | 0.01 |
| Profit / (loss) for basic and diluted earnings per share | 4,897.48 | (495.19) |

| | | |
|---|------------------|------------------|
| Weighted average number of equity shares during the year | 98,039 | 98,039 |
| Add: Compulsorily convertible preference shares | 391,519 | 391,519 |
| Add: 0.0001% Optionally convertible debentures | 800,000 | 800,000 |
| Weighted average number of equity shares for basic and diluted earning per share | 1,289,558 | 1,289,558 |

Earning per share:

| | | |
|--------------|----------|----------|
| Basic (₹) | 4,995.43 | (505.11) |
| Diluted (₹)* | 379.78 | (505.11) |

*As the Company has loss in the previous year, there for impact of potential equity shares (optionally convertible debentures) is anti dilutive in nature.

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Note - 30

Financial risk management

i) Financial instruments by category

(₹ in lakhs)

| Particulars | 31 March 2023 | 31 March 2022 |
|------------------------------------|-----------------|------------------|
| | Amortised cost | Amortised cost |
| Financial assets | | |
| Trade receivables | 141.21 | 962.21 |
| Cash and cash equivalents | 99.03 | 156.46 |
| Other bank balances | 1,030.85 | 1,315.30 |
| Loans | 2,450.32 | 5,314.92 |
| Other financial assets | 350.58 | 65.23 |
| Total financial assets | 4,071.99 | 7,814.12 |
| Financial liabilities | | |
| Borrowings | 3,014.01 | 13,600.90 |
| Trade payables | 1,586.32 | 1,248.10 |
| Other financial liabilities | 98.00 | 256.97 |
| Total financial liabilities | 4,698.33 | 15,105.97 |

ii) Financial instruments measured at amortised cost

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

iii) Risk management

The Company's activities expose it to the liquidity risk, credit risk and market 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, other bank balances, trade receivables, loans 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.

| Asset group | Basis of categorisation | Provision for expected credit loss |
|-----------------|---|--|
| Low credit risk | Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets | 12 month expected credit loss/Life time expected credit losses |

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, other advance not recoverable 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 lakhs)

| Credit rating | Particulars | 31 March 2023 | 31 March 2022 |
|-----------------|---|---------------|---------------|
| Low credit risk | Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets | 4,071.99 | 7,814.12 |

ii) Concentration of financial assets

The Company's principal business activities are development of real estate properties and all other related activities. The Company's outstanding receivables are for real estate properties. Loans and other financial assets majorly represents inter-company loans and other advances.

b) Credit risk exposure

Provision for expected credit losses

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

As at 31 March 2023

(₹ in lakhs)

| Particulars | Estimated gross carrying amount | Expected credit losses | Carrying amount net of impairment provision |
|---------------------------|---------------------------------|------------------------|---|
| Trade receivables | 141.21 | - | 141.21 |
| Cash and cash equivalents | 99.03 | - | 99.03 |
| Other bank balances | 1,030.85 | - | 1,030.85 |
| Loans | 2,450.32 | - | 2,450.32 |
| Other financial assets | 350.58 | - | 350.58 |



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

As at 31 March 2022

(₹ in lakhs)

| Particulars | Estimated gross carrying amount | Expected credit losses | Carrying amount net of impairment provision |
|---------------------------|---------------------------------|------------------------|---|
| Trade receivables | 962.21 | - | 962.21 |
| Cash and cash equivalents | 156.46 | - | 156.46 |
| Other bank balances | 1,315.30 | - | 1,315.30 |
| Loans | 5,314.92 | - | 5,314.92 |
| Other financial assets | 65.23 | - | 65.23 |

Expected credit loss for trade receivables under simplified approach

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables does not have any expected credit loss as transfer of legal title of properties is made once the Company receives the entire consideration and hence, these have been considered as low credit risk assets. Further, during the periods presented, the Company has made no write-offs of trade receivables.

(B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

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

(₹ in lakhs)

| 31 March 2023 | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
|-----------------------------|------------------|-----------|-----------|-------------------|-----------------|
| Non-derivatives | | | | | |
| Borrowings | 3,014.01 | - | - | - | 3,014.01 |
| Trade payable | 1,586.32 | - | - | - | 1,586.32 |
| Other financial liabilities | 98.00 | - | - | - | 98.00 |
| Total | 4,698.33 | - | - | - | 4,698.33 |

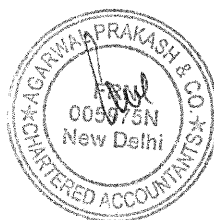
(₹ in lakhs)

| 31 March 2022 | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
|-----------------------------|------------------|-----------|-----------|-------------------|------------------|
| Non-derivatives | | | | | |
| Borrowings | 13,600.90 | - | - | - | 13,600.90 |
| Trade payable | 1,586.11 | - | - | - | 1,586.11 |
| Other financial liabilities | 256.97 | - | - | - | 256.97 |
| Total | 15,443.98 | - | - | - | 15,443.98 |

(C) Market risk

The Company does not have any price, interest rate (nil variable rate borrowings) and foreign currency risks.

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Note - 31

Revenue related disclosures

A Disaggregation of revenue

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

| (₹ in lakhs) | | |
|---|-----------------------------|-----------------------------|
| Particulars | Year ended 31 March 2023 | Year ended 31 March 2022 |
| Revenue from contracts with customers | | |
| (i) Revenue from operations - Revenue from sale of properties | 1,902.18 | 8,161.64 |
| (ii) Other operating income (income from service receipts and interest on overdue balances) | 44.62 | 54.51 |
| Total revenue covered under Ind AS 115 | 1,946.80 | 8,216.15 |

B Contract balances

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

| (₹ in lakhs) | | |
|-----------------------------------|------------------------|------------------------|
| Particulars | As at 31 March 2023 | As at 31 March 2022 |
| Contract liabilities | | |
| Advance from customers | 975.63 | 1,291.48 |
| Total contract liabilities | 975.63 | 1,291.48 |
| Receivables | | |
| Trade receivables | 141.21 | 962.21 |
| Total receivables | 141.21 | 962.21 |

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:

| (₹ in lakhs) | | |
|---|-------------------------|-------------------------|
| Particulars | As at 31 March 2023 | As at 31 March 2022 |
| | Contract liabilities | Contract liabilities |
| | Advances from customers | Advances from customers |
| Opening balance | 1,291.48 | 5,556.49 |
| Addition during the year | 1,445.12 | 2,934.42 |
| Adjustment on account of revenue recognised during the year | (1,760.97) | (7,199.43) |
| Closing balance | 975.63 | 1,291.48 |

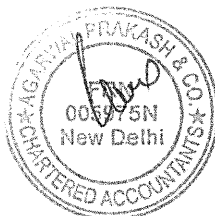
D The aggregate amount of transaction price allocated to the performance obligations (yet to complete) as at 31 March 2023 is ₹ 975.63 lakhs (31 March 2022 : ₹ 1,291.48 lakhs). This represents the advance received from customers (gross) against real estate properties. The management expects to further 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 recognised with contract revenue:

| (₹ in lakhs) | | |
|---|-----------------------------|-----------------------------|
| Particulars | Year ended 31 March 2023 | Year ended 31 March 2022 |
| Contract revenue | 1,902.18 | 8,161.64 |
| Adjustment for: | | |
| Subvention cost* | - | - |
| Revenue recognised from real estate properties | 1,902.18 | 8,161.64 |

* Subvention cost represent the expected cash outflow under the arrangement determined basis time lapsed.

(This space has been intentionally left blank).



Note - 32

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 2023 and 31 March 2022.

Note - 33

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 2023 and 31 March 2022 in the tax assessments under Income Tax Act, 1961.

Note - 34

Details of Crypto Currency or Virtual Currency

| | |
|--|---|
| Profit or loss on transactions involving Crypto currency or Virtual Currency | No transaction during the year ended 31 March 2023 and 31 March 2022. |
| Amount of currency held as at the reporting date | No transaction during the year ended 31 March 2023 and 31 March 2022. |
| Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / virtual currency | No transaction during the year ended 31 March 2023 and 31 March 2022. |

Note - 35

Ratio Analysis

The following are analytical ratios for the year ended 31 March 2023 and 31 March 2022

| Particulars | Numerator | Denominator | 31 March 2023 | 31 March 2022 | Variance |
|---|---|----------------------------------|---------------|---------------|----------|
| Current Ratio | Current Assets | Current Liabilities | 0.78 | 0.67 | 17.21% |
| Debt Equity Ratio * | Total Debts | Shareholder's Equity | NA | NA | NA |
| Debt Service Coverage Ratio ** | Earnings available for debt services | Debt Service | NA | NA | NA |
| Return on Equity (ROE) / Return on investment # | Net Profit After Taxes | Average Share holder's Equity | NA | NA | NA |
| Inventory Turnover Ratio | Net sales | Average Inventory | 0.71 | 0.97 | -27.02% |
| Trade Receivable Turnover Ratio | Revenue | Average Trade Receivable | 3.53 | 14.05 | -74.89% |
| Trade Payable Turnover Ratio | Purchase of services and other expenses | Average Trade Payable | 2.92 | 5.05 | -42.17% |
| Net Capital Turnover Ratio ## | Revenue | Working Capital | NA | NA | NA |
| Net Profit Ratio \$ | Net profit | Revenue | NA | NA | NA |
| Return of Capital Employed (ROCE) ^ | Earning before interest taxes | Capital Employed | NA | NA | NA |
| Return on Investment ^^ | Income generated from Investment | Time Weighted Average investment | NA | NA | NA |

1. Inventory Turnover Ratio: variation is due to decrease in inventory.

2. Trade Receivable Turnover Ratio: variation is due to decrease in revenue from operation.

3. Trade Payable Turnover Ratio: variation is due to increase in cost of revenue.

* Ratio can not be calculated due to negative average shareholders funds during the current year as well as in previous year.

** Ratio can not be calculated due to negative earning available for debt service during the current year as well as in previous year.

Ratios can not be calculated due to negative average share holders equity during the current year as well as in previous year.

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

\$ Ratios can not be calculated due to negative net profit after tax during the current year as well as in previous year.

^ Ratios can not be calculated due to negative earning before interest and taxes during the current year as well as in previous year.

^^ Since this is not an investment company.

Note - 36

Willful Defaulters

No bank or financial institution has declared the company as "Willful defaulter" during the year ended 31 March 2023 and 31 March 2022.

Note - 37

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

During the year ended 31 March 2023 and 31 March 2022 no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).

During the year ended 31 March 2023 and 31 March 2022 the Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

Note - 38

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 2023 and 31 March 2022.

Note - 39

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 2023 and 31 March 2022.

Note - 40

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 2023 and 31 March 2022.

Note - 41

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

| Particular | 31 March 2023 | 31 March 2022 | 31 March 2023 | 31 March 2022 |
|---|--|--|--|--|
| Type of Borrower | Amount of Loan or advance in the nature of loan outstanding (₹ in lakhs) | Amount of Loan or advance in the nature of loan outstanding (₹ in lakhs) | Percentage to the total Loans and advances in nature of loans(%) | Percentage to the total Loans and advances in nature of loans(%) |
| Related Parties (refer note no 44 for details)* | 2,450.32 | 5,314.92 | 100.00% | 100.00% |
| Total | 2,450.32 | 5,314.92 | 100.00% | 100.00% |

*These loans are granted to related parties which are repayable on demand.

Note - 42

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment had released draft rules for the Code on Social Security, 2020 on November 13, 2020, and invited suggestions from stakeholders which are under consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified. The Company will give appropriate impact in its financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023

Note – 43

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 current borrowings – cash and cash equivalents – other bank balances.

Note – 44

Related party transactions

Relationship

(i) *Related parties exercising control*

Holding Company

(ii) *Other related parties **

Fellow subsidiary companies

Name of the related parties

Indiabulls Real Estate Limited

Vindhyachal Land Development Limited

Indiabulls Constructions Limited

Ceres Estate Limited

Kenneth Builders And Developers Limited

Key management personnel

Mr. Gaurav Jain (whole time director till 22 July 2022)

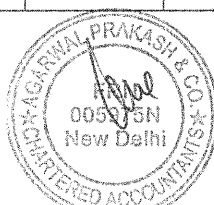
Mr. Ssatyajit Parrihaar (whole time director from 22 July 2022)

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

(i) Statement of transactions with related parties

(₹ in lakhs)

| Particulars | 31 March 23 | | 31 March 22 | |
|--|-----------------|---------------------------|-----------------|---------------------------|
| | Holding Company | Fellow Subsidiary Company | Holding Company | Fellow Subsidiary Company |
| Inter corporate loans given /(received back), net | | | | |
| Vindhyachal Land Development Limited | - | (74.40) | - | 0.30 |
| Indiabulls Constructions Limited | - | (2,790.20) | - | 2,790.20 |
| Inter corporate borrowings taken | | | | |
| Indiabulls Constructions Limited | - | - | - | 277.00 |
| Ceres Estate Limited | - | 72.80 | - | 10,000.00 |
| Kenneth Builders And Developers Limited | - | 3,871.50 | - | 345.50 |
| Indiabulls Real Estate Limited | 3,955.01 | - | 740.00 | - |
| Inter corporate borrowings repaid | | | | |
| Indiabulls Constructions Limited | - | - | - | 10,332.26 |
| Kenneth Builders And Developers Limited | - | 2,001.30 | - | 4.60 |
| Ceres Estate Limited | - | 6,764.35 | - | - |
| Indiabulls Real Estate Limited | 1,681.00 | - | - | - |
| Interest expenses | | | | |
| Ceres Estate Limited | - | - | - | 856.04 |
| Kenneth Builders And Developers Limited | - | - | - | 183.74 |



(ii) Statement of balances outstanding:

(₹ in lakhs)

| Particulars | 31 March 2023 | | 31 March 2022 | |
|--|-----------------|---------------------------|-----------------|---------------------------|
| | Holding Company | Fellow Subsidiary Company | Holding Company | Fellow Subsidiary Company |
| Inter corporate borrowings taken | | | | |
| Indiabulls Real Estate Limited* | 3,014.01 | - | 740.00 | - |
| Ceres Estate Limited# (refer note (i) below) | - | - | - | 10,580.00 |
| Kenneth Builders And Developers Limited# (refer note (ii) below) | - | - | - | 2,280.90 |
| Inter-corporate loans given | | | | |
| Vindhyachal Land Development Limited | - | 2450.32 | - | 2,524.72 |
| Indiabulls Constructions Limited | - | - | - | 2,790.20 |
| Interest expenses | | | | |
| Ceres Estate Limited | - | - | - | 72.78 |
| Kenneth Builders And Developers Limited | - | - | - | 14.98 |

*Repayable on demand and are interest free.

Repayable on demand and interest at the rate of 9% per annum.

(i) Amount of ` 3,888.45 lakhs payable as on 31 March 2023 has been written back. (Refer Note: 50)

(ii) Amount of ` 4,151.10 lakhs payable as on 31 March 2023 has been written back. (Refer Note: 50)

Disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed.

Note – 45

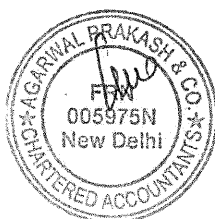
Contingent liabilities

i) Summary of contingent liabilities

(₹ in lakhs)

| Particulars | 31 March 2023 | 31 March 2022 |
|---|---------------|---------------|
| Contingent liabilities, not acknowledged as debt, include: | | |
| Interest on Value Added Tax | 6.03 | 6.03 |
| Credit of Education Cess and Higher Education cess claimed as Service tax- Asst. Commissioner, Audit-II, Mumbai, June-15 to Sept-15 | 1.34 | 1.34 |
| Balance of Input Tax Credit in Tran1 as on 30 June 2017-Asst. Commissioner CGST and Central Excise, Gurugram | 27.95 | 27.95 |
| Income tax matter for the assessment year 2014-15 to 2017-18 in respect of which appeal have been filed with CIT (A). | 33.97 | 33.97 |

ii) The Company has certain litigations involving customers. However, based on legal analysis, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023

Note – 46

Employee benefits

Defined contribution plan

The Company has made ₹ 0.01 lakhs (31 March 2022 - ₹ 0.01 lakhs) 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 liability. |
| Mortality risk | Actual death and liability cases proving lower or higher than assumed in the valuation can impact the liabilities. |
| Salary risk | Actual salary increase will increase the 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 liability. |

Compensated absences

The leave obligations cover the Company's liability for earned leaves. The amount of provision of ₹ 0.04 lakhs (31 March 2022 - ₹ 0.04 lakhs) 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. The weighted average duration of the defined benefit obligation is 15.46 years (31 March 2022: 17.04 years).

Actuarial (gain)/loss on obligation:

(₹ in lakhs)

| | 31 March 2023 | 31 March 2022 |
|---|---------------|---------------|
| Actuarial (Gain) / loss on arising from change in financial assumptions | 0.03 | (0.22) |
| Actuarial Loss / (gain) on arising from change in experience adjustment | 0.49 | 0.13 |

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

(₹ in lakhs)

| | 31 March 2023 | 31 March 2022 |
|--|---------------|---------------|
| Current service cost | 0.17 | 0.53 |
| Interest cost | - | - |
| Actuarial gain on obligation | - | - |
| Expense recognized in the statement of profit and loss | (0.17) | (0.53) |

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

(₹ in lakhs)

| | 31 March 2023 | 31 March 2022 |
|--|---------------|---------------|
| Present value of defined benefit obligation at the beginning of the year | 1.65 | 1.14 |
| Current service cost | 0.17 | 0.53 |
| Interest cost | 0.12 | 0.07 |
| Actuarial gain on obligation | (0.51) | (0.09) |
| Present value of defined benefit obligation at the end of the year | 1.43 | 1.65 |



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023

Bifurcation of projected benefit obligation at the end of the year in current and non-current (₹ in lakhs)

| | | 31 March 2023 | 31 March 2022 |
|----|--|---------------|---------------|
| a) | Current liability (amount due within one year) | 0.04 | 0.04 |
| b) | Non - current liability (amount due over one year) | 1.39 | 1.61 |
| | Total projected benefit obligation at the end of the year | 1.43 | 1.65 |

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

| Particulars | Compensated absences | |
|------------------------|---|---|
| | 31 March 2023 | 31 March 2022 |
| Discount rate | 7.36% | 7.18% |
| 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 (₹ in lakhs)

| | Year | 31 March 2023 | Year | 31 March 2022 |
|----|-------------------------|---------------|-------------------------|---------------|
| a) | April 2023 – March 2023 | 0.03 | April 2022 – March 2023 | 0.04 |
| b) | April 2024 – March 2024 | 0.03 | April 2023 – March 2024 | 0.03 |
| c) | April 2025 – March 2025 | 0.02 | April 2024 – March 2025 | 0.03 |
| d) | April 2026 – March 2026 | 0.02 | April 2025 – March 2026 | 0.03 |
| e) | April 2027 – March 2027 | 0.02 | April 2026 – March 2027 | 0.03 |
| f) | April 2028 – March 2028 | 0.02 | April 2027 – March 2028 | 0.03 |
| g) | April 2029 onwards | 1.28 | April 2028 onwards | 1.48 |

Sensitivity analysis for compensated absences liability (₹ in lakhs)

| | | 31 March 2023 | 31 March 2022 |
|--|--|---------------|---------------|
| Impact of the change in discount rate | | | |
| | Present value of obligation at the end of the year | 1.43 | 1.65 |
| a) | Impact due to increase of 0.50 % | (0.09) | (0.11) |
| b) | Impact due to decrease of 0.50 % | 0.09 | 0.12 |
| Impact of the change in salary increase | | | |
| | Present value of obligation at the end of the year | 1.43 | 1.65 |
| a) | Impact due to increase of 0.50 % | 0.09 | 0.13 |
| b) | Impact due to decrease of 0.50 % | (0.09) | (0.12) |

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

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. The weighted average duration of the defined benefit obligation is 15.46 years (31 March 2022: 17.04 years)



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023

Actuarial loss recognised in other comprehensive income (₹ in lakhs)

| | 31 March 2023 | 31 March 2022 |
|---|---------------|---------------|
| Actuarial gain on arising from change in demographic assumption | - | - |
| Actuarial (Gain) / loss on arising from change in financial assumptions | (0.15) | (0.71) |
| Actuarial loss on arising from change in experience adjustment | (0.17) | 0.70 |

Amount recognised in the statement of profit and loss is as under: (₹ in lakhs)

| | 31 March 2023 | 31 March 2022 |
|---|---------------|---------------|
| Current service cost | 0.79 | 1.14 |
| Interest cost | 0.44 | 0.43 |
| Expense recognized in the statement of profit and loss | 1.23 | 1.57 |

Movement in the liability recognized in the balance sheet is as under: (₹ in lakhs)

| | 31 March 2023 | 31 March 2022 |
|---|---------------|---------------|
| Present value of defined benefit obligation at the beginning of the year | 6.09 | 6.28 |
| Current service cost | 0.79 | 1.14 |
| Interest cost | 0.43 | 0.44 |
| Benefits paid | (0.32) | (1.76) |
| Total actuarial (Gain) / loss on obligation | - | (0.01) |
| Present value of defined benefit obligation at the end of the year | 6.99 | 6.09 |

Bifurcation of projected benefit obligation at the end of the year in current and non-current

| | | 31 March 2023 | 31 March 2022 |
|----|--|---------------|---------------|
| a) | Current liability (amount due within one year) | 0.18 | 0.14 |
| b) | Non - current liability (amount due over one year) | 6.81 | 5.95 |
| | Total projected benefit obligation at the end of the year | 6.99 | 6.09 |

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

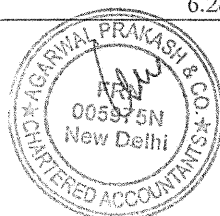
| Particulars | Gratuity | |
|------------------------|--|--|
| | 31 March 2023 | 31 March 2022 |
| Discount rate | 7.36% | 7.18% |
| Salary escalation rate | 5.00% | 5.00% |
| Mortality table | Indian Assured Lives Mortality (2012-14) | Indian Assured Lives Mortality (2012-14) |

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 (₹ in lakhs)

| | Year | 31 March 2023 | Year | 31 March 2022 |
|----|-------------------------|---------------|-------------------------|---------------|
| a) | April 2023 – March 2023 | 0.18 | April 2022 – March 2023 | 0.14 |
| b) | April 2024 – March 2024 | 0.14 | April 2023 – March 2024 | 0.11 |
| c) | April 2025 – March 2025 | 0.11 | April 2024 – March 2025 | 0.11 |
| d) | April 2026 – March 2026 | 0.10 | April 2025 – March 2026 | 0.09 |
| e) | April 2027 – March 2027 | 0.10 | April 2026 – March 2027 | 0.09 |
| f) | April 2028 – March 2028 | 0.10 | April 2027 – March 2028 | 0.09 |
| g) | April 2029 onwards | 6.28 | April 2028 onwards | 5.47 |



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023

Sensitivity analysis for gratuity liability

(₹ in lakhs)

| | | 31 March 2023 | 31 March 2022 |
|--|--|---------------|---------------|
| Impact of the change in discount rate | | | |
| | Present value of obligation at the end of the year | 6.99 | 6.09 |
| a) | Impact due to increase of 0.50 % | (0.41) | (0.39) |
| b) | Impact due to decrease of 0.50 % | 0.44 | 0.42 |
| Impact of the change in salary increase | | | |
| | Present value of obligation at the end of the year | 6.99 | 6.09 |
| a) | Impact due to increase of 0.50 % | 0.45 | 0.43 |
| b) | Impact due to decrease of 0.50 % | (0.42) | (0.40) |

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

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

Note-47

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:

| | | (₹ in lakhs) |
|------------------------------|--------------------|--------------|
| Particulars | Current borrowings | Total |
| Net debt as at 31 March 2021 | 12,575.26 | 12,575.26 |
| Proceeds from borrowings | 11,362.50 | 11,362.50 |
| Repayment of borrowings | (10,336.86) | (10,336.86) |
| Interest expense | 1,039.78 | 1,039.78 |
| Interest paid | (952.01) | (952.01) |
| Net debt as at 31 March 2022 | 13,688.67 | 13,688.67 |

| | | (₹ in lakhs) |
|---|--------------------|--------------|
| Particulars | Current borrowings | Total |
| Net debt as at 31 March 2022 | 13,688.67 | 13,688.67 |
| Proceeds from borrowings | 7,899.31 | 7,899.31 |
| Repayment of borrowings | (10,446.65) | (10,446.65) |
| Inter corporate deposit write back (Refer note: 50) | (8,039.55) | (8,039.55) |
| Interest expense | - | - |
| Interest paid | (87.77) | (87.77) |
| Net debt as at 31 March 2023 | 3,014.01 | 3,014.01 |

Note – 48

The Company is a wholly owned subsidiary company of Indiabulls Real Estate Limited, whether directly or indirectly which is having a net worth of ₹ 674,022.75 Lakhs. The Company will get all necessary support financially and otherwise from its ultimate holding company/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.



Selene Constructions Limited

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023

Note – 49

Share based payments

The employees of the Company have been granted option as per the existing schemes of Indiabulls Real Estate Limited ('Holding Company'). On exercise, the employees will be allotted shares of the Holding Company. The Company has accounted for charge related to its employees amounting to Nil (previous year: Nil) with a corresponding credit to equity.

Note – 50

Exceptional item for the year ended 31 March 2023 includes effect of ₹ 8,039.55 Lakhs due to write back of payables based on the internal assessments of the new management.

Note – 51

Segment reporting

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of real estate properties 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 sale of real estate properties and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

Note – 52

The Company does not have derivatives instruments where there are material foreseeable losses.

Note – 53

All loans and securities as disclosed in respective notes are provided for business purposes.

Note – 54

The Hon'ble Supreme Court 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.

For Agarwal Prakash & Co.

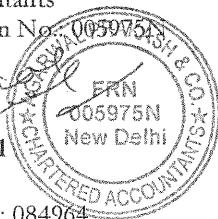
Chartered Accountants

Firm's Registration No: 005975N

Vikas Aggarwal

Partner

Membership No: 084964



For and on behalf of board of directors

Ssatyajit Parrihaar

Ssatyajit Parrihaar

Whole Time Director

[DIN: 09643887]

Shadaan Khan

Shadaan Khan

Director

[DIN: 09643963]

Place: Gurugram

Date: 27 May 2023

Shakti Bedi

Shakti Bedi

Chief Financial Officer

Surabhi Sangal

Surabhi Sangal

Company Secretary