

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

508, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001

Phones: 011-43516377

E-mail: contact@apnco.org

INDEPENDENT AUDITOR'S REPORT

To the Members of Sepset Real Estate Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Sepset Real Estate 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 loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with 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 47 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 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.



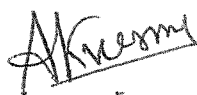
- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to 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 Number.: 005975N



Aashish K Verma

Partner

Membership No.: 527886

UDIN: 23527886BGYTBH7130



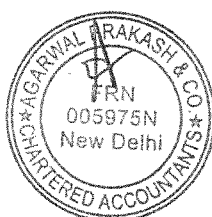
Place: Gurugram

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) In respect of the Company's Property, Plant and Equipment and Intangible assets:
 - (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and relevant details of right of use assets and investment property.
 - (B) The Company has maintained proper records showing full particulars of intangible assets.
 - (b) The property, plant and equipment, right of use assets and investment property have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification 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 its Property, Plant and Equipment (and Right of Use assets) or intangible assets during the year.
 - (e) According to the information, explanation and representation provided to us and based on verification carried out by us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Accordingly reporting under clause 3(i)(e) of the Order is not applicable to the Company.
- (ii) (a) 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 material discrepancies between physical inventory and book records were noticed on physical verification.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, the company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, clause 3(ii)(b) of the Order is not applicable.
- (iii) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not made any investments in or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, clause 3 (iii) (a) to (f) of the Order is not applicable.



- (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 granted 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 clause 3(v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of account maintained by the Company in respect of products where maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Act and the rules framed there under and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) (a) 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, cess and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us and the records of the Company examined by us, there are no transactions were 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 accounts.
- (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 repayment of its loans or borrowings or in the payment of interest thereon to any lender. The company does not have any borrowings from financial institutions or government.
- (b) According to the information and explanations given to us including confirmations received from banks and other lenders 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 wilful defaulter by any bank or financial institution or government or other lender.
- (c) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have not been utilised for long term purposes.

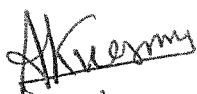


- (e) According to the information and explanations given to us, and the procedures performed by us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the 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 any 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, explanation and representation provided to us and based on verification carried out by 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) According to the information and explanations given to us, and the procedures performed by 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, during the year, the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.



- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clause 3(xvi) (a) and (b) of the Order is not applicable to the Company.
- (b) The Company is not a Core Investment Company and there are no Core Investment Companies in the Group. Accordingly, reporting under clause 3(xvi) (c) and (d) of the Order is not applicable to the Company.
- (xvii) The Company has incurred cash losses of Rs. 2,840.84 lakhs in the current financial year 2022-23 and cash losses of Rs. 375.42 lakhs during immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and 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 and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions and subject to the Note no. 50(d), nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The Section 135 of the Companies Act, 2013 with regards to Corporate Social Responsibility are not applicable to the company. Accordingly, clause 3(xx) of the Order is not applicable.

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



Aashish K Verma
Partner
Membership No. 527886
UDIN: 23527886BGYT7130



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 Sepset Real Estate 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



Aashish K Verma
Partner
Membership No. 527886
UDIN: 23527886BGYTBH7130



Place: Gurugram
Date: 27 May 2023

SEPSET REAL ESTATE LIMITED

All amount in ₹ lakhs, unless otherwise stated			
Balance Sheet as at	Note	31 March 2023	31 March 2022
I. ASSETS			
Non-current assets			
(a) Property, plant and equipment	6	92.59	102.57
(b) Intangible assets	7	-	-
(c) Financial Assets			
Other financial assets	8	6.89	10.83
(d) Non-current tax assets, net	9	25.87	27.75
		<u>125.35</u>	<u>141.15</u>
Current assets			
(a) Inventories	10	16,175.79	11,035.83
(b) Financial Assets			
Trade receivables	11	35.50	5,289.54
Cash and cash equivalents	12	28.42	70.42
Other bank balances	13	5.04	-
(c) Other current assets	14	577.78	183.69
		<u>16,822.53</u>	<u>16,579.48</u>
Total of Assets		<u>16,947.88</u>	<u>16,720.63</u>
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	15	5.00	5.00
(b) Other equity		<u>(9,468.34)</u>	<u>(6,615.25)</u>
		<u>(9,463.34)</u>	<u>(6,610.25)</u>
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
Other financial liabilities	16A	-	5.00
Provisions	17A	9.98	10.77
Deferred tax liabilities (net)	18	1.98	1.08
		<u>11.96</u>	<u>16.85</u>
Current liabilities			
(a) Financial liabilities			
Borrowings	19	20,822.78	21,331.78
Trade payables	20		
-total outstanding dues of micro enterprises and small enterprises		0.67	-
-total outstanding dues of creditors other than micro enterprises and small enterprises		436.77	471.26
Other financial liabilities	16B	295.76	274.54
(b) Other current liabilities	21	4,843.00	1,236.16
(c) Provisions	17B	0.28	0.29
		<u>26,399.26</u>	<u>23,314.03</u>
Total of Equity and Liabilities		<u>16,947.88</u>	<u>16,720.63</u>

Summary of significant accounting policies 5
The accompanying notes are integral part of the financial statements

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

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

Aashish K Verma
Partner

Place: Gurugram
Date: 27 May 2023



For and on behalf of board of directors

Rashmi Burman
Director
[DIN: 09655408]

Kulvinder Arora
Director
[DIN: 09643877]

SEPSET REAL ESTATE LIMITED

All amount in ₹ lakhs, unless otherwise stated

Statement of profit and loss for the		Year ended 31 March	
	Note	2023	2022
Revenue			
Revenue from operations	22	(4,583.45)	10,941.95
Other income	23	186.46	2.11
Total of Revenue		(4,396.99)	10,944.06
Expenses			
Cost of revenue	24		
Cost of Materials consumed during the year		1,322.53	975.95
(Increase)/Decrease in real estate properties		(5,139.95)	8,150.00
Employee benefits expense	25	58.57	57.64
Finance costs	26	1,836.78	1,994.32
Depreciation and amortisation expense	6 & 7	10.22	10.58
Other expenses	27	365.92	142.89
Total of Expenses		(1,545.93)	11,331.39
Loss before tax		(2,851.06)	(387.33)
Tax expense	28		
Current tax including earlier year tax adjustment		0.01	-
Deferred tax charge/(credit)		0.90	204.81
Loss after tax		(2,851.97)	(592.14)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurement (loss) / gain on defined benefit plan		(1.12)	0.53
Total comprehensive income for the year		(2,853.09)	(591.61)
Earnings per equity share	29		
Equity share of par value ₹ 10/- each			
Basic (₹)		(5,703.93)	(1,184.26)
Diluted (₹)		(5,703.93)	(1,184.26)

Summary of significant accounting policies 5

The accompanying notes are integral part of the financial statements

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

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Aashish K Verma
Partner

Place: Gurugram
Date: 27 May 2023



For and on behalf of board of directors

Rashmi Burman

Rashmi Burman
Director
[DIN: 09655408]

Kulvinder Arora

Kulvinder Arora
Director
[DIN: 09643877]

SEPSET REAL ESTATE LIMITED

All amount in ₹ lakhs, unless otherwise stated

Statement of Cash Flows	Year ended 31 March	
	2023	2022
A. Cash flow from operating activities:		
Loss before income tax for the year	(2,851.06)	(387.33)
Adjustments for		
Depreciation and amortisation expense	10.22	10.58
Interest expense on borrowings	1,836.78	1,994.32
Interest income on fixed deposit	(0.24)	(0.25)
Provision for gratuity and compensated absences	1.35	1.32
Operating Profit before working capital changes and other adjustments	(1,002.94)	1,618.64
Working capital changes and other adjustments:		
Trade receivables	5,254.04	(5,216.94)
Other financial assets & other current assets	(395.15)	30.71
Inventories	(5,139.96)	8,150.00
Trade Payables	(33.82)	(112.19)
Other financial liabilities, other liabilities and provisions	3,769.37	(3,790.97)
Cash generated from operating activities	2,451.54	679.25
Income tax refund/ (paid) received, net	1.87	(9.18)
Net cash flow from operating activities	2,453.40	670.06
B. Cash flow from investing activities:		
Purchase of property, plant and equipment and other intangible assets	(0.24)	-
Interest received on fixed deposit receipts	0.20	0.27
Net cash flow used in investing activities	(0.04)	0.27
C. Cash flow from financing activities: (Refer Note: 48)		
Proceeds from inter-corporate borrowings	5,926.30	15,402.25
Repayment of inter-corporate borrowings	(6,435.30)	(14,257.05)
Interest paid on inter-corporate borrowings	(1,986.36)	(1,844.74)
Net cash flow used in financing activities	(2,495.36)	(699.54)
D. Decrease in cash and cash equivalents, net	(42.00)	(29.20)
E. Cash and cash equivalents at the beginning of the year	70.42	99.62
F. Cash and cash equivalents at the end of the year	28.42	70.42
G. Reconciliation of cash and cash equivalents as per cash flows statement		
Cash on hand	-	-
Balances with banks		
- In current accounts	28.42	70.42
	28.42	70.42


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

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

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N

Aashish K Verma
Partner

Place: Gurugram
Date: 27 May 2023



For and on behalf of board of directors

Rashmi Burman
Director
[DIN: 09655408]

Kulvinder Anra
Director
[DIN: 09643877]

SEPSET REAL ESTATE LIMITED

Statement of Changes in Equity as at 31 March 2023

(A) Equity share capital*

All amount in ₹ lakhs, unless otherwise stated

Particulars	Opening balance as at 01 April 2021	Issue of equity share capital during the year	Balance as at 31 March 2022	Issue of equity share capital during the year	Balance as at 31 March 2023
Equity share capital	5.00	-	5.00	-	5.00

(B) Other equity

Particulars	Reserves and surplus	Other Comprehensive Income	Total
	Retained earnings	Remeasurement of defined benefit plan	
Opening balance as at 01 April 2021	(6,023.53)	(0.11)	(6,023.64)
Loss for the year	(592.14)	-	(592.14)
Other comprehensive income	-	0.53	0.53
Balance as at 31 March 2022	(6,615.67)	0.42	(6,615.25)
Loss for the year	(2,851.97)	-	(2,851.97)
Other comprehensive income	-	(1.12)	(1.12)
Balance as at 31 March 2023	(9,467.64)	(0.70)	(9,468.34)

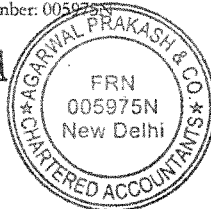
*Refer Note - 15 for details

The accompanying notes are 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: 005875N

Aashish K Verma
Partner



For and on behalf of the Board of Directors

Rashmi Burman
Director
[DIN: 09655408]

Kulvinder Arora
Director
[DIN: 09643877]

Place: Gurugram
Date: 27 May 2023

SEPSET REAL ESTATE LIMITED

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

1. Nature of principal activities

Sepset Real Estate Limited ("the Company") was incorporated on 07 May 2007 and is engaged in the business of real estate and other related and ancillary activities. The Company is domiciled in India and its registered office is situated at Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi- 110001

2. General information and statement of compliance with Ind AS

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

The Company has uniformly applied the accounting policies during the periods presented except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

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 are permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

3. Recent accounting pronouncements:

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

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

Ind AS 1 - Presentation of Financial Statements

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

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

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

Ind AS 12 - Income Taxes

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

4. Basis of preparation

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

5. Summary of 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.



SEPSET REAL ESTATE LIMITED

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

5.1 Current versus non-current classification

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

5.2 Property, plant and equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met 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
Vehicles	8 years

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

De-recognition

An item of property, plant and equipment initially recognised is 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.

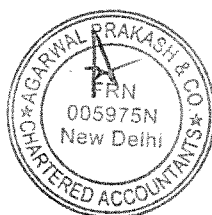
5.3 Intangible sssets

Recognition and initial measurement

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

Subsequent measurement (amortisation)

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



SEPSET REAL ESTATE LIMITED

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

5.4 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

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

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

De-recognition of financial assets

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

Financial liabilities

Recognition and initial measurement

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.

Initial and subsequent recognition and measurement – fair value

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

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Compound financial instrument

Optionally convertible debentures are separated into liability and equity components based on the terms of the contract. On issuance of the said instrument, the liability component is arrived by discounting the gross sum at a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost until it is extinguished on conversion or redemption. The remainder of the proceeds is recognised as equity component of compound financial instrument. This is recognised and included in shareholders' equity, net of income tax effects, and not subsequently re-measured. Such instruments are classified as current financial liability if the conversion option vests with the holder.



SEPSET REAL ESTATE LIMITED

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

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.

5.5 Impairment of financial assets

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

Trade receivables

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

Other financial assets

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

5.6 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.

5.7 Inventories

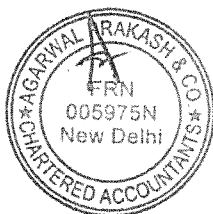
Land other than that transferred to real estate projects under development is valued at lower of cost or net realizable value.

Real estate project 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.

5.8 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.



SEPSET REAL ESTATE LIMITED

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

5.9 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 and developed plots

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 properties are handed over 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 project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.

Revenue from sale of land

Revenue from sale of land and plots is recognised in the year in which the underlying sale deed is executed and there exists no uncertainty in the ultimate collection of consideration from buyer.

Service revenue

Income from real estate advisory services is recognized on accrual basis when services are completed, except in cases where ultimate collection is considered doubtful.

Interest income

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

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

Gain on amortised cost financial assets

Gain on de-recognition of amortised cost financial assets is recognised in the year when the entire payment is received against the outstanding balance of amortised cost financial assets.

5.10 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



SEPSET REAL ESTATE LIMITED

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

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.

5.11 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.

5.12 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).

5.13 Employee benefits

Defined contribution plan

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

Defined benefit plan

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation



SEPSET REAL ESTATE LIMITED

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

(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.

5.14 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.

5.15 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.

5.16 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.



SEPSET REAL ESTATE LIMITED

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

5.17 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.

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.

Impairment of non-financial 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.

Impairment of financial assets – 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.

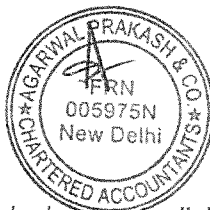
Significant estimates

Revenue and inventories – Ind AS 115 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. This requires forecasts to be made of total budgeted cost with the outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims (compensation, rebates etc.) 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. Ind AS 115 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract.

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.

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

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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SEPSET REAL ESTATE LIMITED

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

Note-6

All amount in ₹ lakhs unless otherwise stated

Property, plant and equipment					
Tangible Assets	Plant and machinery	Office equipment	Computers	Furniture and fixtures	Total
Gross carrying amount					
Opening balance as at 01 April 2021	146.02	1.69	2.80	5.87	156.38
Additions	-	-	-	-	-
Disposals/assets written off	-	-	-	-	-
Balance as at 31 March 2022	146.02	1.69	2.80	5.87	156.38
Additions	-	0.24	-	-	0.24
Disposals/assets written off	-	-	-	-	-
Balance as at 31 March 2023	146.02	1.93	2.80	5.87	156.62
Accumulated depreciation					
Opening balance as at 01 April 2021	34.71	1.46	2.47	4.63	43.26
Charge for the year	9.74	0.14	0.31	0.36	10.55
Adjustments for disposals	-	-	-	-	-
Balance as at 31 March 2022	44.45	1.60	2.78	4.99	53.81
Charge for the year	9.74	0.10	0.02	0.36	10.22
Adjustments for disposals	-	-	-	-	-
Balance as at 31 March 2023	54.19	1.70	2.80	5.36	64.03
Net carrying value as at 31 March 2022	101.57	0.09	0.02	0.88	102.57
Net carrying value as at 31 March 2023	91.83	0.23	-	0.53	92.59



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

Note-7

Intangible assets

	Software	Total
Gross carrying amount		
Opening balance as at 01 April 2021	1.22	1.22
Additions	-	-
Disposals/assets written off	-	-
Balance as at 31 March 2022	1.22	1.22
Additions	-	-
Disposals/assets written off	-	-
Balance as at 31 March 2023	1.22	1.22
Accumulated depreciation		
Opening balance as at 01 April 2021	1.19	1.19
Charge for the year	0.04	0.04
Adjustments for disposals	-	-
Balance as at 31 March 2022	1.22	1.22
Charge for the year	-	-
Adjustments for disposals	-	-
Balance as at 31 March 2023	1.22	1.22
Net carrying value as at 31 March 2022	-	-
Net carrying value as at 31 March 2023	-	-



SEPSET REAL ESTATE LIMITED
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023
All amount in ₹ lakhs, unless otherwise stated

	As at 31 March 2023	As at 31 March 2022
Note - 8		
Other financial assets - non-current		
Bank deposits with maturity of more than 12 months* (refer note 13)	-	5.00
Interest Accrued on bank deposits	-	0.04
(Unsecured, considered good)		
Security deposits	6.89	5.79
	<u>6.89</u>	<u>10.83</u>
Note - 9		
Non-current tax assets, net		
Advance income tax, including tax deducted at source	25.87	27.75
	<u>25.87</u>	<u>27.75</u>
Note - 10		
Inventories		
A Real estate properties - developed (at cost)		
Cost of developed properties	21,903.69	20,904.56
Add: Cost incurred during the year	1,044.14	999.12
Less: Cost of revenue recognized till date	(6,781.53)	(10,877.23)
	<u>16,166.30</u>	<u>11,026.45</u>
B Construction materials in stock (at cost)		
	9.49	9.38
	<u>16,175.79</u>	<u>11,035.83</u>
Note - 11		
Trade receivables*		
(Unsecured, considered good)		
Considered good	35.50	5,289.54
	<u>35.50</u>	<u>5,289.54</u>

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

** Refer note 32 for details about restatement for changes in accounting policies consequent to adoption of Ind AS 115.

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	2.22	3.97	16.88	0.18	12.25	35.50
(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	37.25	5,233.29	15.09	3.90	-	5,289.54
(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	-	-	-	-	-	-

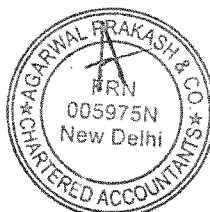
Note - 12
Cash and cash equivalents

Cash on hand

Balances with banks

In current accounts

28.42	70.42
<u>28.42</u>	<u>70.42</u>



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

	As at 31 March 2023	As at 31 March 2022
Note - 13		
Other bank balances		
Bank deposits*		
With maturity of more than three months and upto twelve months	5.00	-
With maturity of more than twelve months	-	5.00
	5.00	5.00
Less: Non-current bank balances in fixed deposit accounts	-	5.00
	5.00	-
Interest Accrued on bank deposits	0.04	-
	<u>5.04</u>	<u>-</u>

* Fixed deposits of ₹ 5.00 lakh (excluding accrued interest) (31 March 2022: ₹ 5.00 lakh (excluding accrued interest) (refer note 8) has been marked as lien towards fire NOC for project to Municipal Corporation of Jodhpur.

Note - 14

Other current assets

(Unsecured, considered good)

Advance to employees	1.06	0.42
Mobilization advances	2.75	19.65
Advance to suppliers/service providers	548.25	154.97
Prepaid expenses	9.68	8.62
Balances with statutory authorities	16.04	0.03
	<u>577.78</u>	<u>183.69</u>

Note - 15

Equity share capital

	Number	Amount	Number	Amount
i Authorised				
Equity share capital of face value of ₹ 10 each	50,000	5.00	50,000	5.00
	<u>50,000</u>	<u>5.00</u>	<u>50,000</u>	<u>5.00</u>
ii Issued, subscribed and fully paid up				
Equity share capital of face value of ₹ 10 each fully paid up	50,000	5.00	50,000	5.00
	<u>50,000</u>	<u>5.00</u>	<u>50,000</u>	<u>5.00</u>
iii Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year				
Equity shares				
Balance at the beginning of the year	50,000	5.00	50,000	5.00
Add: Issued during the year	-	-	-	-
Less: Redeemed during the year	-	-	-	-
Balance at the end of the year	<u>50,000</u>	<u>5.00</u>	<u>50,000</u>	<u>5.00</u>

iv Rights, preferences and restrictions attached to equity and preference 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.

v The entire share capital 50,000 equity share of the company is held by Lontia Developers Limited and its nominees.

vi Details of shareholder holding more than 5% share capital

Name of the equity shareholder	Number of shares	Number of shares
Lontia Developers Limited (including nominee shares)	50,000	50,000

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		
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	% Change during the year
Lontia Developers Limited (including nominee shares)	50,000	100	50,000	100	-
Total	50,000	100	50,000	100	-

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		
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	% Change during the year
Lontia Developers Limited (including nominee shares)	50,000	100	50,000	100	-
Total	50,000	100	50,000	100	-

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



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

	As at 31 March 2023	As at 31 March 2022
Note - 16		
A Other financial liabilities - non current		
Security deposits	-	5.00
	-	5.00
B Other financial liabilities - current		
Interest accrued and due on borrowings	-	149.58
Security deposits	96.60	-
Expenses payable	199.16	124.96
	295.76	274.54
Note - 17		
A Provisions - non-current		
Provision for employee benefits:		
Gratuity (refer note 44)	8.04	8.63
Compensated absences (refer note 44)	1.94	2.14
	9.98	10.77
B Provisions - current		
Provision for employee benefits:		
Gratuity (refer note 44)	0.22	0.23
Compensated absences (refer note 44)	0.06	0.06
	0.28	0.29
Note - 18		
Deferred tax liabilities, net		
Deferred tax liabilities arising on account of:		
Depreciation and amortisation	4.56	3.87
Deferred tax assets arising on account of:		
Provision of employee benefits	(2.58)	(2.78)
	1.98	1.08

Caption wise movement in deferred tax assets as follows:

Particulars	01 April 2021	Recognised/ (reversed) in retained earning	Recognised / reversed in profit and loss	31 March 2022
Deferred tax liabilities arising on:				
Property, plant and equipment and intangible assets	-	-	3.87	3.87
Deferred tax assets arising on:				
Employee benefits	-	-	(2.78)	(2.78)
Total	-	-	1.08	1.08

Particulars	31 March 2022	Recognised/ (reversed) in retained earning	Recognised / reversed in profit and loss	31 March 2023
Deferred tax liabilities arising on:				
Property, plant and equipment and intangible assets	3.87	-	0.70	4.56
Deferred tax assets arising on:				
Employee benefits	(2.78)	-	0.20	(2.58)
Total	1.08	-	0.90	1.98

Note - 19

Borrowings - current

Unsecured loans

Loans and advances from related parties

20,822.78	21,331.78
20,822.78	21,331.78

Note - 20

Trade payables - current

Due to micro and small enterprises*

Due to others

Retention Money

0.67	-
130.27	113.39
306.50	357.87
437.44	471.26

Trade Payables ageing as at 31 March 2023

Particulars	Outstanding for the year ended 31 March 2023					
	Not due	Less than 1 year	1 year to 2 years	2 years to 3 years	More than 3 years	Total
(i) MSME	69.77	0.67	-	-	-	70.44
(ii) Other than MSME	236.73	124.13	2.61	2.47	1.07	367.00
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

As at
31 March 2023

As at
31 March 2022

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 years	2 years to 3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Other than MSME	357.87	109.42	2.83	0.25	0.89	471.26
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

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

Particulars	31 March 2023 (₹)	31 March 2022 (₹)
i) the principal amount remaining unpaid to any supplier as at the end of each accounting year;	0.67	-
ii) Interest due thereon	Nil	Nil
iii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iv) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
v) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
vi) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

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

Note - 21

Other current liabilities

Payable to statutory authorities

Advance from customers

204.78	203.35
4,638.22	1,032.81
<u>4,843.00</u>	<u>1,236.16</u>



SEPSET REAL ESTATE LIMITED

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

	<i>All amount in ₹ lakhs, unless otherwise stated</i>	
	<u>31 March 2023</u>	<u>31 March 2022</u>
Note - 22		
Revenue from operations		
Revenue from real estate properties	(4,614.32)	10,941.28
Income from maintenance services	29.72	-
Service and forfeiture receipts	1.15	0.67
	<u>(4,583.45)</u>	<u>10,941.95</u>
Note - 23		
Other income		
Interest income on fixed deposits	0.24	0.25
Interest income on income tax refund	4.08	1.86
Rental Income	181.78	-
Miscellaneous income	0.36	0.00
	<u>186.46</u>	<u>2.11</u>
Note - 24		
Cost of revenue		
Cost incurred during the year	1,044.25	975.95
(Increase)/decrease in real estate project properties		
Opening stock	11,035.83	19,185.84
Closing stock	(16,175.79)	(11,035.83)
Operating Expense for maintenance	278.28	-
	<u>(3,817.43)</u>	<u>9,125.96</u>
Note - 25		
Employee benefits expense		
Salaries and wages	49.87	55.92
Gratuity and leave encashment (Refer note 46)	1.35	1.32
Staff welfare expenses	0.02	-
Bonus and ex-gratia	1.55	-
Others	5.78	0.40
	<u>58.57</u>	<u>57.64</u>
Note - 26		
Finance costs		
Interest on inter-corporate deposits	1,836.78	1,994.32
	<u>1,836.78</u>	<u>1,994.32</u>
Note - 27		
Other expenses		
Advertisement expenses	91.62	20.72
Bank charges	0.00	0.00
Auditor's remuneration - as auditor (refer note (i) below)	0.24	1.18
Communication expenses	0.01	0.43
Legal and professional charges	4.94	1.68
Rates and taxes	67.16	14.77
Repairs and maintenance	-	6.50
- Others	-	6.50
Brokerage and marketing expenses	183.83	69.62
Software expenses	-	0.21
Traveling and conveyance expenses	7.96	6.48
Miscellaneous expenses	0.02	0.47
Customer incentive and other charges	10.14	20.58
	<u>365.92</u>	<u>142.89</u>
(i) Details of Auditor's remuneration		
Auditor's remuneration		
Audit fee	0.24	1.18
	<u>0.24</u>	<u>1.18</u>



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

	31 March 2023	31 March 2022
Note - 28		
Income tax		
Tax expense comprises of:		
Current tax including earlier year tax adjustment	0.01	-
Deferred tax charge	0.90	204.81
Income tax expense reported in the statement of profit and loss	0.91	204.81

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% and previous year 25.168% and the reported tax expense in profit or loss are as follows:

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

Accounting loss before tax from continuing operations	(2,851.06)	(387.33)
Accounting loss before income tax	(2,851.06)	(387.33)

Effective tax rate	25.168%	25.168%
At India's statutory income tax rate	(717.56)	(97.48)

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

Tax impact on account of brought forward losses setoff	717.63	98.47
Deferred tax charge	0.90	203.82
Adjustment of tax relating to earlier periods	0.01	-
Others	(0.08)	-
	0.91	204.81

The company has unabsorbed business losses of ₹ 4,521.65 lakhs (31 March 2022: ₹ 551.20 lakhs) on which no deferred tax asset is created as there is no convincing evidence which demonstrates probability of realization of deferred tax asset in the near future.

Note - 29

Earnings per share (EPS)

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

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

Profit /(Loss) attributable to equity holders for basic earnings	(2,851.97)	(592.14)
Profit /(loss) attributable to equity holders of the parent adjusted for the effect of dilution	(2,851.97)	(592.14)
Weighted average number of equity shares for basic earning per share	50,000	50,000
Weighted average number of Equity shares adjusted for the effect of dilution *	50,000	50,000

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

Earnings per equity share

(1) Basic (₹)	(5,703.93)	(1,184.26)
(2) Diluted (₹)	(5,703.93)	(1,184.26)



SEPSET REAL ESTATE LIMITED

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

Note - 30

All amount in ₹ lakhs, unless otherwise stated

A) Financial Instruments by category

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

Particulars	31 March 2023			31 March 2022		
	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost
Financial assets						
Trade receivables	-	-	35.50	-	-	5,289.54
Cash and cash equivalents	-	-	28.42	-	-	70.42
Other bank balances	-	-	5.04	-	-	-
Other financial assets	-	-	6.89	-	-	10.83
Total financial assets	-	-	75.85	-	-	5,370.79

Notes

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

Particulars	31 March 2023			31 March 2022		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial liabilities						
Borrowings (including interest accrued)	-	-	20,822.78	-	-	21,481.36
Trade payables	-	-	437.44	-	-	471.26
Other financial liabilities	-	-	295.76	-	-	279.54
Total financial liabilities	-	-	21,555.98	-	-	22,232.16

B) Fair value measurements

(i) Fair value hierarchy

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

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

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

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

Company does not have any financial assets and financial liabilities that are required to be measured at fair value so no analysis has been shown for fair value measurements.

(ii) Financial instruments measured at amortised cost

Financial instruments measured at amortised cost for which the carrying value is the fair value.



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

Note - 31

Financial risk management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's risk management is carried out by the the board of directors. The board of directors provides principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk and investment of excess liquidity.

(A) Credit risk

Credit risk refers to the risk default on its obligation by the counterparty resulting in a financials loss. Maximum exposure to credit risk primarily comes from trade receivables and unbilled revenue. Credit risk on cash and cash equivalents is limited as we generally invest in deposits with banks and financials institutions with high credit rating assigned by international and domestic credit rating agencies.

a) Credit risk management

The finance function of the Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Entity classifies its financial assets into the following categories based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Assets under credit risk –

Credit rating	Particulars	31 March 2023	31 March 2022
A	Cash and Cash Equivalents	28.42	70.42
A	Trade receivables	35.50	5,289.54
A	Other bank balances	5.04	-
A	Other financial assets	6.89	10.83

The risk parameters are same for all financial assets for all period presented. The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period. In general, definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

b) Credit risk exposure

Provision for expected credit losses

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

As at 31 March 2023

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	28.42	-	28.42
Other bank balances	5.04	-	5.04
Trade receivables	35.50	-	35.50
Other financial assets	6.89	-	6.89

As at 31 March 2022

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	70.42	-	70.42
Other bank balances	-	-	-
Trade receivables	5,289.54	-	5,289.54
Other financial assets	10.83	-	10.83

Expected credit loss for trade receivables under simplified approach

The Company's trade receivables are against sale of Real Estate Project. It is company's policy to handover the possession of Real estate Unit only on clearance of Complete dues in respect of the said real estate unit. The company monitors receivable balances on an ongoing basis.

Company's policy to handover the possession post clearance of dues in respect of the property, eliminates company's credit risk towards receivable.

Reconciliation of loss provision – trade receivables

Reconciliation of loss allowance	Trade receivables
Loss allowance on 31 March 2022	-
Impairment loss recognised/reversed during the year	-
Loss allowance on 31 March 2023	-



SEPMET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

(B) Liquidity risk

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

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is insignificant.

31 March 2023	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Between 3 and 4 years	More than 4 years	Total
Non-derivatives						
Borrowings	20,822.78	-	-	-	-	20,822.78
Trade Payables	437.44	-	-	-	-	437.44
Other Financials Liabilities	295.76	-	-	-	-	295.76
Total	21,555.98	-	-	-	-	21,555.98

31 March 2022	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Between 3 and 4 years	More than 4 years	Total
Non-derivatives						
Borrowings	21,331.78	-	-	-	-	21,331.78
Trade Payables	471.26	-	-	-	-	471.26
Other Financials Liabilities	279.54	-	-	-	-	279.54
Total	22,082.58	-	-	-	-	22,082.58

(C) Market risk

Foreign exchange risk

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

Interest rate risk

Company does not have any interest rate risks and therefore sensitivity analysis has not been shown.

Price risk

Company does not have any price risk.



SEPSET REAL ESTATE LIMITED
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023
All amount in ₹ lakhs, unless otherwise stated
Note - 32
Revenue related disclosures
A Disaggregation of revenue

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

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 and developed plots	(4,614.32)	10,941.28
(ii) Income from advisory services and service receipts	1.15	0.67
(iii) Income from maintenance services	29.72	-
Total revenue covered under Ind AS 115	(4,583.45)	10,941.95

B Contract balances

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

Particulars	As at 31 March 2023	As at 31 March 2022
Contract liabilities		
Advance from customers	4,638.22	1,032.81
Total contract liabilities	4,638.22	1,032.81
Receivables		
Trade receivables	35.50	5,289.54
Total receivables	35.50	5,289.54

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

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

Particulars	As at 31 March 2023	As at 31 March 2022
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance	1,032.81	4,985.77
Addition/(refund) during the year	(1,044.40)	1,698.78
Adjustment on account of revenue recognised during the year	4,649.82	(5,651.74)
Closing balance	4,638.22	1,032.81

D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2023 is ₹ 4,638.22 lakhs (31 March 2022 : ₹ 1,032.81 lakhs) This balance represents the advance received from customers (gross) against real estate properties under development. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognized as revenue in future years as per the policy of the Company.

E Reconciliation of revenue recognised with contract revenue:

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Contract revenue	(4,584.60)	10,941.28
Revenue recognised	(4,584.60)	10,941.28



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

Note - 33

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 - 34

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 - 35

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	No transaction during the year ended 31 March 2023 and 31 March 2022

Note - 36

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	0.64	0.71	-10.39%
Debt Service Coverage Ratio\$	Earnings available for debt services	Debt Service	-0.43	0.71	-160.48%
Debt Equity Ratio*	Total Debts	Shareholder's Equity	NA	NA	NA
Return on Equity (ROE)##	Net Profit After Taxes	Average Share holder's Equity	NA	NA	NA
Trade Receivables turnover ratio#	Revenue	Average Trade Receivable	-1.72	4.08	-142.18%
Trade Payables turnover ratio^	Purchase of services and other expenses	Average Trade Payable	-8.40	17.30	-148.55%
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	-0.09	0.11	-181.80%
Inventory turnover ratio\$\$\$	Cost of Goods sold	Average Inventory	-0.28	0.60	-146.46%

\$Variation is due to decrease in earnings available for debt services.

* Ratio can not be calculated due to negative shareholder's equity in current year as well as in previous year.

Ratio can not be calculated due to losses incurred in current year.

#Variation is due to decrease in revenue from operations.

^Variation is due to decrease in average trade payable.

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

\$\$Variation is due to decrease in earnings before interest and taxes(EBIT).

\$\$\$Variation is due to decrease in cost of goods sold.

Note - 37

Wilful Defaulter:

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

Note - 38

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

Particulars	Description
Transactions where an entity has provided any advance, loan, or invested funds to any other person (s) or entity/ entities, including foreign entities.	No such transaction has taken place during the year ended 31 March 2023 and 31 March 2022
Transactions where an entity has received any fund from any person (s) or entity/ entities, including foreign entity.	No such transaction has taken place during the year ended 31 March 2023 and 31 March 2022

Note - 39

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 - 40

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 - 41

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 - 42

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

No loan or advances in the nature of loans are granted to the promoters, directors, key managerial persons and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person during the year ended 31 March 2023 and 31 March 2022, that are:

- repayable on demand or
- without specifying any terms or period of repayment



SEPSET REAL ESTATE LIMITED**Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023***All amount in ₹ lakhs, unless otherwise stated***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 non-current borrowing (including current maturities of non-current borrowings) and short-term borrowing net of cash and cash equivalent and other bank balances.

Note - 44**Employee benefits****Defined Benefit Plan**

The Company has the following Defined Benefit Plans:

- Gratuity (Unfunded)
- Compensated absences (Unfunded)

Risks associated with plan provisions

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

Compensated absences

The leave obligations cover the Company's liability for sick and earned leaves. The amount of provision of ₹ 0.06 lakhs (31 March 2022 - ₹ 0.06 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.



SEPSET REAL ESTATE LIMITED**Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023***All amount in ₹ lakhs, unless otherwise stated***Actuarial (Gain)/Loss on obligation:**

	31 March 23	31 March 22
Actuarial (gain)/loss on arising from change in demographic assumptions	-	-
Actuarial (gain)/loss on arising from change in financial assumptions	(0.05)	(0.31)
Actuarial (gain)/loss on arising from change in experience assumptions	(0.55)	(0.59)

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

	31 March 23	31 March 22
Service cost	0.25	0.33
Net Interest cost	0.16	0.17
Actuarial (gain)/loss for the year	(0.60)	(0.90)
Expense recognized in the statement of profit and loss	(0.19)	0.40

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

	31 March 23	31 March 22
Present value of defined benefit obligation at the beginning of the year	2.19	2.59
Present value of defined benefit obligation received for employees transferred to the Company	-	-
Current service cost	0.25	0.33
Interest cost	0.16	0.17
Actuarial (gain)/loss, net	(0.60)	(0.90)
Benefits paid	-	-
Present value of defined benefit obligation at the end of the year	2.00	2.19
- Current	0.06	0.06
- Non-Current	1.94	2.13

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

Particulars	Compensated absences	
	31 March 23	31 March 22
Discount rate	7.36%	7.18%
Salary escalation rate	5.00%	5.00%
Mortality table	Indian Assured	Indian Assured
	Lives Mortality	Lives Mortality
	(2012-14)	(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.



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

Maturity plan of Defined Benefit Obligation

	Year	31 March 23	Year	31 March 22
a)	April 2023 - March 2024	0.06	April 2022 - March 2023	0.06
b)	April 2024 - March 2025	0.04	April 2023 - March 2024	0.04
c)	April 2025 - March 2026	0.04	April 2024 - March 2025	0.04
d)	April 2026 - March 2027	0.04	April 2025 - March 2026	0.04
e)	April 2027 - March 2028	0.04	April 2026 - March 2027	0.04
f)	April 2028 - March 2029	0.03	April 2027 - March 2028	0.04
g)	April 2029 onwards	1.75	April 2028 onwards	1.92

Sensitivity analysis for compensated absences liability

		31 March 23	31 March 22
Impact of the change in discount rate			
	Present value of obligation at the end of the year	2.00	2.19
a)	Impact due to increase of 0.50 %	(0.13)	(0.16)
b)	Impact due to decrease of 0.50 %	0.14	0.17
Impact of the change in salary increase			
	Present value of obligation at the end of the year	2.00	2.19
a)	Impact due to increase of 0.50 %	0.15	0.18
b)	Impact due to decrease of 0.50 %	(0.13)	(0.16)

Sensitivities due to mortality and withdrawal are not material & 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.

Actuarial gain/(loss) recognized in other comprehensive income

	31 March 23	31 March 22
Actuarial (gain)/loss on arising from change in demographic assumptions	-	-
Actuarial (gain)/loss on arising from change in financial assumptions	(0.19)	(1.15)
Actuarial (gain)/loss on arising from change in experience assumptions	1.31	0.62

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

	31 March 23	31 March 22
Service cost	0.91	1.19
Net Interest cost	0.64	0.52
Expense recognized in the statement of profit and loss	1.55	1.71



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

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

	31 March 23	31 March 22
Present value of defined benefit obligation at the beginning of the year	8.86	7.68
Present value of defined benefit obligation received for employees transferred to the Company	-	-
Current service cost	0.91	1.19
Interest cost	0.64	0.52
Actuarial (gain)/loss, net	1.13	(0.53)
Benefits paid	(3.28)	(1.34)
Present value of defined benefit obligation at the end of the year	8.26	8.86
- Current	0.22	0.23
- Non- Current	8.04	8.63

Particulars	Gratuity	
	31 March 23	31 March 22
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.

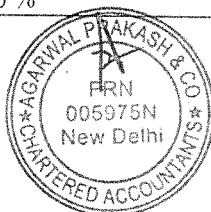
These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation.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

Maturity plan of Defined Benefit Obligation

	Year	31 March 23	Year	31 March 22
a)	April 2023 - March 2024	0.22	April 2022 - March 2023	0.23
b)	April 2024 - March 2025	0.16	April 2023 - March 2024	0.18
c)	April 2025 - March 2026	0.16	April 2024 - March 2025	0.18
d)	April 2026 - March 2027	0.16	April 2025 - March 2026	0.17
e)	April 2027 - March 2028	0.15	April 2026 - March 2027	0.17
f)	April 2028 - March 2029	0.13	April 2027 - March 2028	0.16
g)	April 2029 onwards	7.27	April 2028 onwards	7.78

Sensitivity analysis for gratuity

		31 March 23	31 March 22
Impact of the change in discount rate			
	Present value of obligation at the end of the year	8.26	8.87
a)	Impact due to increase of 0.50 %	(0.49)	(0.59)
b)	Impact due to decrease of 0.50 %	0.54	0.64



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

Impact of the change in salary increase			
	Present value of obligation at the end of the year	8.26	8.87
a)	Impact due to increase of 0.50 %	0.55	0.66
b)	Impact due to decrease of 0.50 %	(0.51)	(0.60)

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

Note – 45

Provident Fund

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

Note – 46

a) Name and nature of relationship with related parties:

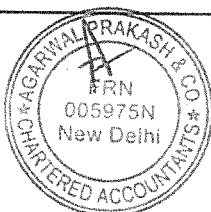
Related party transactions

Relationship	Name of the related parties
<i>Related parties exercising control</i>	
Ultimate Holding company	Indiabulls Real Estate Limited
Holding company	Lorita Developers Limited
<i>Other related parties</i>	
Fellow Subsidiaries*	Indiabulls Constructions Limited Indiabulls Projects Limited Ceres Estate Limited Devona Developers Limited

* With whom transactions have been made during the year/period.

b) Statement of material transaction with related parties:

Particulars	For the Year ended 31 March, 2023	For the Year ended 31 March, 2022
Loans & advances taken / (repaid), net		
Ultimate Holding company:		
Indiabulls Real Estate Limited	(1,525.00)	1,525.00
Fellow Subsidiary:		
- Indiabulls Constructions Limited	(914.50)	(12,956.85)
- Indiabulls Projects Limited	140.30	110.50
-Ceres Estate Limited	1,010.00	12,466.55
-Devona Developers Limited	780.20	-
Interest Expenses		
Fellow Subsidiary:		
- Indiabulls Constructions Limited	490.77	1,832.63
- Indiabulls Projects Limited	165.50	155.54
-Ceres Estate Limited	1,122.24	6.15
-Devona Developers Limited	58.27	-



SEPSET REAL ESTATE LIMITED

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

All amount in ₹ lakhs, unless otherwise stated

c) Statement of balances outstanding:

Particulars	As at 31 March, 2023	As at 31 March, 2022
Loans & advances from		
Ultimate Holding company:		
Indiabulls Real Estate Limited	-	1,525.00
Fellow Subsidiary:		
- Indiabulls Projects Limited	1,980.80	1,840.50
- Indiabulls Constructions Limited	4,585.23	5,499.73
- Ceres Estate Limited	13,476.55	12,466.55
- Devona Developers Limited	780.20	-
Interest Payable		
Fellow Subsidiary:		
- Indiabulls Projects Limited	-	11.86
- Indiabulls Constructions Limited	-	132.19
- Ceres Estate Limited	-	5.53

Note – 47

Contingent liabilities and commitments

Contingent liabilities, not acknowledged as debt include:

Particulars	31 March 2023	31 March 2022
Income tax demand in respect of which appeals have been filed for A.Y 2015-16	-	15.54
Income tax demand in respect of which appeals have been filed for A.Y 2020-21	-	31.56

The Company has certain litigations pending in which the management does not expect any unfavourable outcome resulting in material adverse effect on the financial statements.

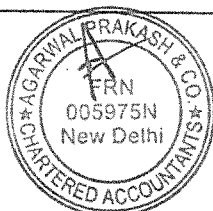
There are no other contingent liabilities and commitments to be reported 31 March 2023 and 31 March 2022.

Note – 48

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

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

Particulars	Current borrowings	Total
Net debt as at 01 April 2021	20,186.58	20,186.58
Proceeds from current/non-current borrowings (including current maturities)	15,402.25	15,402.25
Repayment of current/non-current borrowings (including current maturities)	(14,257.05)	(14,257.05)
Interest expense incurred	1,994.32	1,994.32
Interest expense paid	(1,844.74)	(1,844.74)



SEPSET REAL ESTATE LIMITED**Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023***All amount in ₹ lakhs, unless otherwise stated*

Net debt as at 31 March 2022	21,481.36	21,481.36
Proceeds from current/non-current borrowings (including current maturities)	5,926.30	5,926.30
Repayment of current/non-current borrowings (including current maturities)	(6,435.30)	(6,435.30)
Interest expense incurred	1,836.78	1,836.78
Interest expense paid	(1,986.36)	(1,986.36)
Net debt as at 31 March 2023	20,822.78	20,822.78

Note – 49**Segmental information**

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

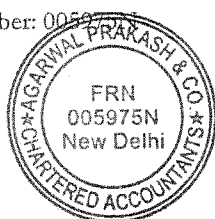
Note – 50**Other matters**

- The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2023 and 31 March 2022.
- In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2023, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.
- The Company is a wholly owned subsidiary company of Indiabulls Real Estate Limited, whether directly or indirectly which is having a net worth of ₹ 6,74,022.75 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.

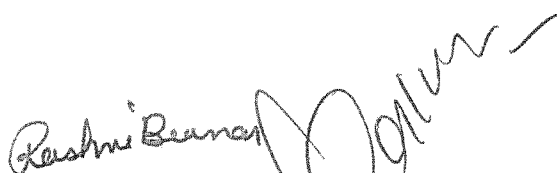
For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N


Aashish K Verma
Partner

For and on behalf of the Board of Directors


Rashmi Burman
Director

[DIN: 09655408]

Kulvinder Arora
Director

[DIN: 09643877]

Place: Gurugram

Date: 27 May 2023