

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Varali Properties Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Varali Properties Limited ("the Company"), which comprise the balance sheet as at 31 March 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ("Ind AS") specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2023, its profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA's") specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

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

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are



required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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



our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

Report on Other Legal and Regulatory Requirements

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

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on 31 March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statement as at 31 March 2023- Refer note-43 to the financial statements
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2023.



- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2023.
- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The Company has not declared and paid dividend during the year.
- vi. As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only with effect from 1 April 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable.
- (h) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company did not pay any remuneration to its Directors during the year.

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration No.: 005975N


Aashish K Verma
Partner

Membership No. 527886

UDIN: 23527886BGYTAX7761



Place: Delhi

Date: 24 May 2023

Annexure A to the Independent Auditor's Report

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2023, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

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

(B) The Company has no intangible assets during the year.

(b) The property, plant and equipment 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 verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.

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

(d) The Company has not revalued any of its Property, Plant and Equipment (including right- of-use assets) and intangible assets during the year.

(e) According to the information, explanation and representation provided to us and based on verification carried out by us, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the management has conducted physical verification of inventory at reasonable intervals during the year and no 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 has not provided any guarantee or security or has not 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) The company has not entered into any transactions covered under Section 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, Accordingly, clause 3(iv) of the Order is not applicable.
- (v) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not accepted deposits or deemed deposits to which the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and the rules framed there under, are applicable. Accordingly, reporting under para 3(v) is not applicable.



(vi) We have broadly reviewed the books of account maintained by the Company in respect of products where maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Act and the rules framed there under and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) (a) Undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

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

| Name of the Statute | Nature of dues | Amount (Rs. in Hundred) | Period to which the amount relates | Forum where the dispute if pending |
|---------------------------|-----------------|-------------------------|------------------------------------|------------------------------------|
| Income tax Act, 1961 | Income tax | 9126.50 | Assessment year 2013-14 | CIT(Appeals) |
| Value added tax Act, 1991 | Value added tax | 8757.00 | Financial Year 2014-15 | JETC(Appeals) |

(viii) According to the information and explanations given to us and the records of the Company examined by us, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961), that has not been recorded in the books of account.

(ix) (a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings and interest thereon payable to any banks and other lenders. The Company does not have any borrowings from financial institutions or government.

(b) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

(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, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

(e) According to the information and explanations given to us, and the procedures performed by us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable.



- (f) According to the information and explanations given to us, and the procedures performed by us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (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. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us, and the procedures performed by us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.
- (xiv) (a) 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, clause 3(xvi)(a) of the Order is not applicable
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.



(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.

(xvii) The Company has incurred cash losses of Rs 15,03,198.72 hundred in the current financial year 2022-23 but no cash loss during immediately preceding financial year.


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

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and subject to the Note no. 47(d) of the financial statements, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) In respect of other than ongoing project, the Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there are no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the Companies Act or special account in compliance with the provision of sub-section (6) of section 135 of the said Act. The matter has been disclosed in note no-25(ii) to the financial statements.

(b) Since there are no ongoing projects, accordingly, reporting under clause 3(xx)(b) of the Order is not applicable to the Company.

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


Aashish K Verma
Partner

Membership No. 527886
UDIN: 23527886BGYTAX7761



Place: Delhi
Date: 24 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 Varali Properties 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

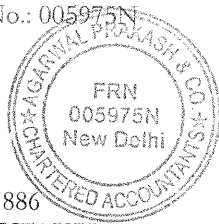
Firm's Registration No.: 005975N



Aashish K Verma
Partner

Membership No. 527886

UDIN: 23527886BGYTAX7761



Place: Delhi

Date: 24 May 2023

VARALI PROPERTIES LIMITED

All amount in ₹ hundred 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 | - | 274.77 |
| (b) Financial assets | | | |
| Other financial assets | 7A | 3,000.00 | 4,000.00 |
| (c) Deferred tax assets, net | 8 | 20,513.06 | 87,921.80 |
| (d) Non-current tax assets, net | 9 | 88,320.24 | 78,344.27 |
| | | 111,833.30 | 170,540.84 |
| Current assets | | | |
| (a) Inventories | 10 | 345,097.37 | 1,164,328.68 |
| (b) Financial assets | | | |
| Trade receivables | 11 | 43,720.82 | 896,920.41 |
| Cash and cash equivalents | 12 | 968.32 | 46,941.55 |
| Other bank balances | 13 | 1,010.16 | 10.16 |
| Other financial assets | 7B | 17,559.17 | 17,559.17 |
| (c) Other current assets | 14 | 67,807.57 | 70,004.03 |
| | | 476,163.41 | 2,195,764.00 |
| Total of Assets | | 587,996.71 | 2,366,304.84 |
| II. EQUITY AND LIABILITIES | | | |
| Equity | | | |
| (a) Equity share capital | 15 | 5,000.00 | 5,000.00 |
| (b) Other equity | | (1,703,487.34) | (2,936,047.27) |
| | | (1,698,487.34) | (2,931,047.27) |
| Liabilities | | | |
| Current liabilities | | | |
| (a) Financial liabilities | | | |
| Borrowings | 16 | 217,720.00 | 2,715,400.00 |
| Trade payables | 17 | | |
| -total outstanding dues of micro enterprises and small enterprises; and | | 8,160.75 | - |
| -total outstanding dues of creditors other than micro enterprises and small enterprises | | 663,170.24 | 722,914.30 |
| Other financial liabilities | 18 | 182,504.57 | 468,830.15 |
| (b) Other current liabilities | 19 | 1,214,928.49 | 1,144,867.64 |
| (c) Provisions | 20 | - | 245,340.02 |
| | | 2,286,484.05 | 5,297,352.11 |
| Total of Equity and Liabilities | | 587,996.71 | 2,366,304.84 |

Summary of significant accounting policies

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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: Delhi
Date: 24 May 2023



For and on behalf of the Board of Directors

Abhinav Bhandari
Director
[DIN: 10159532]

Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

All amount in ₹ hundred, unless otherwise stated

| Statement of profit and loss for the | Note | Year ended 31 | Year ended 31 |
|---|------|---------------------|---------------------|
| | | March | March |
| | | 2023 | 2022 |
| Revenue | | | |
| Revenue from operations | 21 | 898,499.91 | 5,487,040.34 |
| Other income | 22 | 1,139.37 | 183.34 |
| Total of Revenue | | 899,639.28 | 5,487,223.68 |
| Expenses | | | |
| Cost of revenue | 23 | | |
| Cost of materials consumed | | 8,980.15 | 74,763.66 |
| Decrease in real estate properties | | 819,231.31 | 3,788,050.86 |
| Finance costs | 24 | - | 195,203.12 |
| Depreciation and amortisation expense | 6 | 61.95 | 147.80 |
| Other expenses | 25 | 287,197.20 | 113,287.03 |
| Total of Expenses | | 1,115,470.61 | 4,171,452.47 |
| Profit/(loss) before exceptional items | | (215,831.33) | 1,315,771.21 |
| Exceptional items | 44 | 1,515,800.00 | - |
| Profit/(loss) after exceptional items | | 1,299,968.67 | 1,315,771.21 |
| Tax expense | 26 | | |
| Current tax | | - | - |
| Deferred tax charge/(credit) | | 67,408.74 | 743,205.21 |
| Adjustment for earlier year taxes | | - | 4,040.73 |
| Profit after tax | | 1,232,559.93 | 568,525.27 |
| Other comprehensive income | | | |
| A (i) Items that will not be reclassified to profit or loss | | - | - |
| (ii) Income tax relating to items that will not be reclassified to profit or loss | | - | - |
| B (i) Items that will be reclassified to profit or loss | | - | - |
| (ii) Income tax relating to items that will be reclassified to profit or loss | | - | - |
| Total other comprehensive income net of tax | | - | - |
| Total comprehensive income for the year | | 1,232,559.93 | 568,525.27 |
| Earnings per equity share | 27 | | |
| Equity share of par value ₹ 10/- each | | | |
| Basic (₹) | | 2,465.12 | 1,137.05 |
| Diluted (₹) | | 2,465.12 | 1,137.05 |
| 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: Delhi
Date: 24 May 2023



For and on behalf of the Board of Directors


Abhinav Bhandari
Director
[DIN: 10159532]


Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

All amount in ₹ hundred, unless otherwise stated

Statement of Cash Flows for the

Year ended 31 March

| | 2023 | 2022 |
|--|---------------------|---------------------|
| A. Cash flow from operating activities: | | |
| Profit/(loss) after exceptional items | 1,299,968.67 | 1,315,771.21 |
| Adjustments to reconcile net profit/(loss) to net cash provided by operating activities: | | |
| Depreciation and amortisation expense | 61.95 | 147.80 |
| Interest expense | - | 195,167.39 |
| Interest income on fixed deposit | (178.42) | (69.97) |
| Loss on property, plant and equipment written off | 212.82 | - |
| Exceptional items (Refer Note: 44) | (1,515,800.00) | - |
| Operating Profit before working capital changes and other adjustments | (215,734.98) | 1,511,016.43 |
| Change in operating assets and liabilities | | |
| - Decrease/(increase) in trade receivables | 853,199.60 | (742,576.75) |
| - Decrease/(increase) in loans, other financial assets & other assets | 2,196.46 | (14,319.62) |
| - Decrease in inventories | 819,231.31 | 3,788,050.86 |
| - (Decrease) in trade payables | (51,583.31) | (10,418.38) |
| - (Decrease) in other financial liabilities, other liabilities and provisions | (446,695.79) | (4,792,641.47) |
| Cash (used in) / generated from in operating activities | 960,613.29 | (260,888.93) |
| Income tax (paid) / refund received, net | (9,975.97) | (6,899.44) |
| Net cash (used in) / generated from operating activities | 950,637.32 | (267,788.37) |
| B. Cash flow from investing activities: | | |
| Interest received on fixed deposit receipts | 178.42 | 69.98 |
| Net cash generated from/(used in) investing activities | 178.42 | 69.98 |
| C. Cash flow from financing activities: (Refer Note: 45) | | |
| Proceeds from inter-corporate borrowings | 1,578,120.00 | 1,669,600.00 |
| Repayment of inter-corporate borrowings | (2,560,000.00) | (1,334,900.00) |
| Interest paid on inter-corporate borrowings | (14,908.97) | (180,258.42) |
| Net cash Generated / (used in) from financing activities | (996,788.97) | 154,441.58 |
| D. (Decrease) in cash and cash equivalents, net (A+B+C) | (45,973.23) | (113,276.81) |
| E. Cash and cash equivalents at the beginning of the year | 46,941.55 | 160,218.36 |
| F. Cash and cash equivalents at the end of the year (D+E) | 968.32 | 46,941.55 |
| G. Reconciliation of cash and cash equivalents as per cash flow statement | | |
| Cash and cash equivalents includes | | |
| Cash on hand | - | - |
| Balances with scheduled banks | | |
| - In current accounts | 968.32 | 46,941.55 |
| | 968.32 | 46,941.55 |

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
Aashish K Verma
Partner



Place: Delhi
Date: 24 May 2023

For and on behalf of the Board of Directors

Abhinav Bhandari
Abhinav Bhandari
Director
[DIN: 00159532]

Parth Sharma
Parth Sharma
Director
[DIN: 05352029]

VARALI PROPERTIES LIMITED

Statement of Changes in Equity as at 31 March 2023

(A) Equity share capital*

All amount in ₹ hundred, 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 | 5,000.00 | - | 5,000.00 | - | 5,000.00 |

(B) Other equity

| Particulars | Reserves and surplus | Total |
|-------------------------------------|----------------------|----------------|
| | Retained earnings | |
| Opening balance as at 01 April 2021 | (3,504,572.54) | (3,504,572.54) |
| Profit for the year | 568,525.27 | 568,525.27 |
| Other comprehensive income | - | - |
| Balance as at 31 March 2022 | (2,936,047.27) | (2,936,047.27) |
| Profit for the year | 1,232,559.93 | 1,232,559.93 |
| Other comprehensive income | - | - |
| Balance as at 31 March 2023 | (1,703,487.34) | (1,703,487.34) |

*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: 005975N

Aashish K Verma
Partner



For and on behalf of the Board of Directors

Abhinav Bhandari
Director
[DIN: 10155532]

Parth Sharma
Director
[DIN: 05352029]

Place: Delhi
Date: 24 May 2023

VARALI PROPERTIES LIMITED

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

1. Nature of principal activities

Varali Properties Limited ("the Company") was incorporated on 08 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

These financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')), as amended and other related 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 24 May 2023. The revision to financial statements is permitted by Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of Companies Act, 2013.

3. Recent accounting pronouncement

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

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

Ind AS 1 - Presentation of Financial Statements

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

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

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

Ind AS 12 - Income Taxes

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

4. Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Certain financial assets and financial liabilities are measured at fair value and 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. Further, share based payments are also measured at fair value of the stock options.



VARALI PROPERTIES LIMITED

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

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.

5.1 Current versus non-current classification

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

5.2 Revenue recognition

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

Revenue from sale of properties 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.

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.

Service revenue

Income from real estate projects advisory services is recognized on accrual basis. Marketing and lease management income are accounted for when the underline contracts are duly executed, on accrual basis when the services are completed, except in cases where ultimate collection is considered doubtful.

5.3 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



VARALI PROPERTIES 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.

5.4 Property, plant and equipment (PPE)

Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)

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

| Asset class | Useful life |
|------------------------|-------------|
| Office equipment | 5 years |
| Computers | 3 years |
| Furniture and fixtures | 10 years |

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

De-recognition

An item of property, plant and equipment initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in statement of profit and loss when the asset is derecognised.

5.5 Intangible assets

Recognition and initial measurement

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

Subsequent measurement (amortisation)

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

De-recognition

Intangible asset is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is derecognised.

5.6 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.



VARALI PROPERTIES LIMITED

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

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 recognized in the statement of profit and loss in the year in which they arise.

5.7 Impairment of non-financial assets

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

5.8 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.

- ii. **Mutual funds** – All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

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

Financial liabilities

Recognition and initial measurement – amortised cost

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

Subsequent measurement – Amortised cost

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



VARALI PROPERTIES LIMITED

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

Recognition and initial and subsequent measurement – fair value

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

De-recognition of financial liabilities

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

Put option

The Company had written put options over its equity which permits the holder to put their shares in the Company back to the Company at their fair value on specified dates. The amount that may become payable under the option on exercise is recognised at the present value of the redemption amount within borrowings with a corresponding charge directly to equity.

The holder has sold its stake in the Company to Indiabulls Real Estate Limited ('Holding Company') and hence, the put option stands cancelled. Accordingly, put option reserve has been netted off with outstanding equity balance.

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.

5.9 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

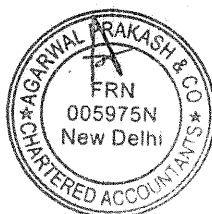
In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over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

5.10 Inventories

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



VARALI PROPERTIES LIMITED

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

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

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

5.11 Income taxes

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized 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 statement of profit and loss is recognised in the statement in which the relevant item is recognised.

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 losses 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 and loss (either in other comprehensive income or in equity).

5.12 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.

5.13 Provisions, contingent liabilities and contingent assets

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

Contingent liability is disclosed for:

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

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

5.14 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



VARALI PROPERTIES LIMITED

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

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.

5.15 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.

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

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

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

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.

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.



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note-6

Property, plant and equipment

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

| | Office equipment | Computers | Furniture and fixtures | Total |
|--|------------------|-----------------|------------------------|-----------------|
| Gross carrying amount | | | | |
| Opening as at 01 April 2021 | 2,351.05 | 2,155.92 | 642.58 | 5,149.55 |
| Additions | - | - | - | - |
| Disposals/assets written off | - | - | - | - |
| Balance as at 31 March 2022 | 2,351.05 | 2,155.92 | 642.58 | 5,149.55 |
| Additions | - | - | - | - |
| Disposals/assets written off | (2,351.05) | (2,155.92) | (642.58) | (5,149.55) |
| Balance as at 31 March 2023 | - | - | - | - |
| Accumulated depreciation | | | | |
| Opening as at 01 April 2021 | 2,265.42 | 2,155.92 | 305.64 | 4,726.98 |
| Charge for the year | 83.54 | - | 64.26 | 147.80 |
| Adjustments for disposals | - | - | - | - |
| Balance as at 31 March 2022 | 2,348.96 | 2,155.92 | 369.90 | 4,874.78 |
| Charge for the year | 2.09 | - | 59.86 | 61.95 |
| Adjustments for disposals | (2,351.05) | (2,155.92) | (429.76) | (4,936.73) |
| Balance as at 31 March 2023 | - | - | - | - |
| Net carrying amount as at 31 March 2022 | 2.09 | - | 272.68 | 274.77 |
| Net carrying amount as at 31 March 2023 | - | - | - | - |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

| | As at 31 March 2023 | As at 31 March 2022 |
|---|------------------------|------------------------|
| Note - 7 | | |
| Other financial assets - non-current | | |
| A Bank deposits with maturity of more than 12 months* *refer note 13 | - | 1,000.00 |
| Security deposits* | 3,000.00 | 3,000.00 |
| | <u>3,000.00</u> | <u>4,000.00</u> |
| B Other financial assets - current | | |
| Security deposits | 17,559.17 | 17,559.17 |
| | <u>17,559.17</u> | <u>17,559.17</u> |

*The Company has provided interest free security deposit to Haryana State Pollution Control Board and the same is refundable against termination of transactions with them.

Note - 8

Deferred tax assets, net

Deferred tax asset arising on account of:

| | | |
|---|------------------|------------------|
| Ind AS transition adjustments | 20,513.06 | 87,624.02 |
| Property, plant and equipment and intangible assets | - | 297.78 |
| | <u>20,513.06</u> | <u>87,921.80</u> |

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 |
|---|-------------------|--|---|------------------|
| Assets | | | | |
| Ind AS transition adjustments | 830,799.02 | - | (743,175.00) | 87,624.02 |
| Property, plant and equipment and intangible assets | 327.99 | - | (30.21) | 297.78 |
| Total | 831,127.01 | - | (743,205.21) | 87,921.80 |

| Particulars | 31 March 2022 | Recognised/ (reversed) in retained earning | Recognised/ (reversed) in profit and loss | 31 March 2023 |
|---|------------------|--|---|------------------|
| Assets | | | | |
| Ind AS transition adjustments | 87,624.02 | - | (67,110.96) | 20,513.06 |
| Property, plant and equipment and intangible assets | 297.78 | - | (297.78) | - |
| Total | 87,921.80 | - | (67,408.74) | 20,513.06 |

Note - 9

Non-current tax assets, net

Advance income tax, including tax deducted at source

| | |
|------------------|------------------|
| 88,320.24 | 78,344.27 |
| <u>88,320.24</u> | <u>78,344.27</u> |

Note - 10

Inventories

Real estate properties - developed (at cost)

Cost of developed properties

| | |
|---------------|---------------|
| 11,220,938.27 | 11,146,174.61 |
|---------------|---------------|

Add: Cost incurred during the year

| | |
|----------|-----------|
| 8,980.15 | 74,763.66 |
|----------|-----------|

Less: Cost of revenue recognized till date

| | |
|-------------------|---------------------|
| 10,884,821.05 | 10,056,609.59 |
| <u>345,097.37</u> | <u>1,164,328.68</u> |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

| | As at 31 March 2023 | As at 31 March 2022 |
|--|------------------------|------------------------|
| Note - 11 | | |
| Trade receivables # | | |
| Unsecured | | |
| Considered good | 43,720.82 | 896,920.41 |
| Trade receivables which have significant increase in credit risk | - | - |
| Unsecured, credit impaired | - | - |
| | <u>43,720.82</u> | <u>896,920.41</u> |

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

As at 31 March 2023

| Particulars | Less than 6 months | 6 months to 1 year | 1 - 2 years | 2- 3 years | More than 3 years | Total |
|---|--------------------|--------------------|-------------|------------|-------------------|-----------|
| (i) Undisputed trade receivables - considered good | 1,534.09 | - | - | - | 42,186.73 | 43,720.82 |
| (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 | 175,433.02 | 603,490.69 | - | 66,317.05 | 51,679.65 | 896,920.41 |
| (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 | 968.32 | 46,941.55 |
| | <u>968.32</u> | <u>46,941.55</u> |

Note - 13

Other bank balances

| | | |
|--|-----------------|-----------------|
| Bank deposits* | | |
| With maturity of more than three months and upto twelve months | 1,000.00 | - |
| With maturity of more than twelve months | - | 1,000.00 |
| | <u>1,000.00</u> | <u>1,000.00</u> |
| Less: Non-current bank balances in fixed deposit accounts | - | 1,000.00 |
| | <u>1,000.00</u> | <u>-</u> |
| Interest accrued on above bank deposits | 10.16 | 10.16 |
| | <u>1,010.16</u> | <u>10.16</u> |

*Fixed deposits of ₹ 1,000.00 hundred (31 March 2022: ₹ 1,000.00 hundred) is pledged with Assessing Authority, Gurgaon against VAT and CST Registration

Note - 14

Other current assets

(Unsecured, considered good)

| | | |
|---------------------------------------|------------------|------------------|
| Advance to staff | 300.00 | - |
| Mobilization advances | - | 1,611.70 |
| Advance to material/service providers | 268.60 | 514.20 |
| Balances with statutory authorities | 67,238.97 | 67,878.13 |
| | <u>67,807.57</u> | <u>70,004.03</u> |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

| | | As at 31 March 2023 | | As at 31 March 2022 | |
|----------------------|--|------------------------|-----------------|------------------------|-----------------|
| Note - 15 | | | | | |
| Equity share capital | | | | | |
| i | <u>Authorised</u> | Number | Amount | Number | Amount |
| | Equity share capital of face value of ₹ 10 each | 50,000 | 5,000.00 | 50,000 | 5,000.00 |
| | | <u>50,000</u> | <u>5,000.00</u> | <u>50,000</u> | <u>5,000.00</u> |
| ii | Issued, subscribed and fully paid up | | | | |
| | Equity share capital of face value of ₹ 10 each fully paid up | 50,000 | 5,000.00 | 50,000 | 5,000.00 |
| | | <u>50,000</u> | <u>5,000.00</u> | <u>50,000</u> | <u>5,000.00</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 | 5,000.00 | 50,000 | 5,000.00 |
| | Add: Issued during the year | - | - | - | - |
| | Balance at the end of the year | <u>50,000</u> | <u>5,000.00</u> | <u>50,000</u> | <u>5,000.00</u> |
| iv | Rights, preferences and restrictions attached to equity shares | | | | |
| | The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets. | | | | |

v 50,000 (previous year 50,000) equity shares of the Company is held by holding company namely Indiabulls Real Estate Limited and its nominees.

vi **Details of shareholder holding more than 5% share capital**

| Name of the equity shareholder | Number of shares | Number of shares |
|---|-------------------------|-------------------------|
| Indiabulls Real Estate 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 |
| Indiabulls Real Estate Limited (including nominee shares) | 50,000 | 100.00% | 50,000 | 100.00% | # |

Disclosure of shareholding of promoters as at 31 March 2021 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 |
| Indiabulls Real Estate Limited (including nominee shares) | 50,000 | 100.00% | 50,000 | 100.00% | # |

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

Note - 16

Borrowings - current

Unsecured loans

Inter corporate Borrowings (repayable on demand)

| | |
|-------------------|---------------------|
| 217,720.00 | 2,715,400.00 |
| 217,720.00 | 2,715,400.00 |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

| | As at 31 March 2023 | As at 31 March 2022 |
|-------------------------------------|------------------------|------------------------|
| Note - 17 | | |
| Trade payables - current | | |
| Due to micro and small enterprises* | 8,160.75 | - |
| Due to others | 561,997.90 | 608,093.91 |
| Retention Money | 101,172.34 | 114,820.39 |
| | <u>671,330.99</u> | <u>722,914.30</u> |

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 year | 2 year to 3 year | More than 3 years | Total |
| (i) MSME | 24,328.40 | 8,160.75 | - | - | - | 32,489.15 |
| (ii) Other than MSME | 76,843.94 | - | 553,607.16 | 8,160.74 | 230.00 | 638,841.84 |
| (iii) Disputed dues - MSME | - | - | - | - | - | - |
| (iv) Disputed dues - Other than MSME | - | - | - | - | - | - |

Trade Payables ageing as at 31 March 2022

| Particulars | Outstanding for the year ended 31 March 2023 | | | | | |
|--------------------------------------|--|------------------|------------------|------------------|-------------------|------------|
| | Not due | Less than 1 year | 1 year to 2 year | 2 year to 3 year | More than 3 years | Total |
| (i) MSME | 23,693.98 | - | - | - | - | 23,693.98 |
| (ii) Other than MSME | 91,126.41 | 599,703.17 | 8,160.74 | 230.00 | - | 699,220.32 |
| (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:

| S. No. | Particulars | 31 March 2023 | 31 March 2022 |
|--------|---|---------------|---------------|
| i) | the principal amount remaining unpaid to any supplier as at the end of each accounting year; | 8,160.75 | - |
| 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 - 18
Other financial liabilities - current

| | | |
|---|-------------------|-------------------|
| Interest accrued on borrowings to related party | - | 14,908.97 |
| Advance refundable to customers | 148,337.99 | 398,864.53 |
| Expenses payable | | |
| -Others | 34,166.58 | 55,056.65 |
| | <u>182,504.57</u> | <u>468,830.15</u> |

Note - 19
Other current liabilities

| | | |
|----------------------------------|---------------------|---------------------|
| Payable to statutory authorities | 0.75 | 20,249.12 |
| Advance from customers | 1,214,927.74 | 1,124,618.52 |
| | <u>1,214,928.49</u> | <u>1,144,867.64</u> |

Note - 20
Provisions- current

| | | |
|---|----------|-------------------|
| Provision for compensation to customers | - | 245,340.02 |
| | <u>-</u> | <u>245,340.02</u> |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

| | For the year ended 31 March 2023 | For the year ended 31 March 2022 |
|--|-------------------------------------|-------------------------------------|
| Note - 21 | | |
| Revenue from operations | | |
| Revenue from real estate properties | 894,949.06 | 5,441,785.51 |
| Other operating income | | |
| Service and forfeiture receipts | 3,550.85 | 45,250.92 |
| Interest from customers on overdue balances | - | 3.91 |
| | 898,499.91 | 5,487,040.34 |
| Note - 22 | | |
| Other income | | |
| Interest income on fixed deposits | 178.42 | 69.97 |
| Interest income on income tax refund | 596.77 | - |
| Miscellaneous income | 364.18 | 113.37 |
| | 1,139.37 | 183.34 |
| Note - 23 | | |
| Cost of revenue | | |
| Cost incurred during the year | 8,980.15 | 74,763.66 |
| (Increase)/decrease in real estate properties | | |
| Opening stock | 1,164,328.68 | 4,952,379.54 |
| Closing stock | (345,097.37) | (1,164,328.68) |
| | 828,211.46 | 3,862,814.52 |
| Note - 24 | | |
| Finance costs | | |
| Interest expenses | | |
| - Interest expenses on taxation | - | 35.73 |
| - Interest on inter-corporate deposits | - | 195,167.39 |
| | - | 195,203.12 |
| Note - 25 | | |
| Other expenses | | |
| Bank charges | 0.59 | 1.77 |
| Auditor's remuneration - as auditor (refer note (i) below) | 1,770.00 | 7,670.00 |
| Corporate social responsibility expenses (refer note (ii) below) | 9,160.00 | - |
| Legal and professional charges | 4,809.68 | 8,709.80 |
| Loss on property, plant and equipment written off | 212.82 | - |
| Printing and stationery | - | 443.99 |
| Rates and taxes | 77,653.02 | 56,767.78 |
| Brokerage and marketing expenses | 3,582.00 | 6,864.55 |
| Traveling and conveyance expenses | 0.40 | 10.00 |
| Miscellaneous expenses | 90.79 | - |
| Customer incentive and other charges | 189,917.90 | 32,819.14 |
| | 287,197.20 | 113,287.03 |
| (i) Details of Auditor's remuneration | | |
| Auditor's remuneration | | |
| Audit fee | 1,770.00 | 7,670.00 |
| | 1,770.00 | 7,670.00 |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

| | For the year ended 31 March 2023 | For the year ended 31 March 2022 |
|--|-------------------------------------|-------------------------------------|
| (ii) Corporate social responsibility (CSR): | | |
| Particulars | For the year ended 31 March 2023 | For the year ended 31 March 2022 |
| Gross amount required to be spent by the company during the year | 9,160.00 | - |
| Amount of expenditure incurred | 9,160.00 | - |
| Short fall at the end of the year | - | - |
| Nature of CSR activities | Health care program | |

Note - 26

Income tax

Tax expense comprises of:

| | | |
|--|------------------|-------------------|
| Current tax | - | - |
| Deferred tax charge/(credit) | 67,408.74 | 743,205.21 |
| Adjustment for earlier year taxes | - | 4,040.73 |
| Income tax expense reported in the statement of profit and loss | 67,408.74 | 747,245.94 |

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%(31 March 2022: 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 profit before tax from continuing operations | 1,299,968.67 | 1,315,771.21 |
| Accounting profit before income tax | 1,299,968.67 | 1,315,771.21 |
| At statutory income tax rate of 25.168% (31 March 2022: 25.168%) | 327,176.12 | 331,153.30 |
| Tax effect of amounts which are not deductible (taxable) in calculating taxable income: | | |
| Tax impact of expenses which will never be allowed | 1,152.68 | 8.99 |
| Deferred tax asset reversal on unabsorbed losses and Ind AS transition | 67,408.74 | 743,205.21 |
| Tax impact of brought forward losses | (328,289.43) | (331,132.08) |
| Adjustment for earlier year taxes | - | 4,040.73 |
| Others | (39.37) | (30.21) |
| Income tax expense | 67,408.74 | 747,245.94 |

The Company has unabsorbed business losses of ₹ 4,009,315.46 hundred (31 March 2022: ₹ 5,166,907.28 hundred) 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 - 27

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 attributable to equity holders for basic earnings | 1,232,559.93 | 568,525.27 |
| Profit attributable to equity holders adjusted for the effect of dilution | 1,232,559.93 | 568,525.27 |
| Weighted average number of Equity shares for basic / diluted EPS* | 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 (₹) | 2,465.12 | 1,137.05 |
| (2) Diluted (₹) | 2,465.12 | 1,137.05 |



VARALI PROPERTIES LIMITED

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

Note - 28

A) Financial Instruments by category

All amount in ₹ hundred, unless otherwise stated

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 | - | - | 43,720.82 | - | - | 896,920.41 |
| Cash and cash equivalents | - | - | 968.32 | - | - | 46,941.55 |
| Other bank balances | - | - | 1,010.16 | - | - | 10.16 |
| Other financial assets | - | - | 20,559.17 | - | - | 21,559.17 |
| Total financial assets | - | - | 66,258.47 | - | - | 965,431.29 |

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 | - | - | 217,720.00 | - | - | 2,715,400.00 |
| Trade payables | - | - | 671,330.99 | - | - | 722,914.30 |
| Other financial liabilities | - | - | 182,504.57 | - | - | 468,830.15 |
| Total financial liabilities | - | - | 1,071,555.56 | - | - | 3,907,144.45 |

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.

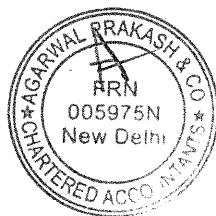
Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data rely as little as possible on entity specific estimates.

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.



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note - 29

Financial risk management

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

(A) Credit risk

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

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 | 968.32 | 46,941.55 |
| A | Trade receivables | 43,720.82 | 896,920.41 |
| A | Other bank balances | 1,010.16 | 10.16 |
| A | Other financial assets | 20,559.17 | 21,559.17 |

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.

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 | 968.32 | - | 968.32 |
| Other bank balances | 1,010.16 | - | 1,010.16 |
| Other financial assets | 20,559.17 | - | 20,559.17 |

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 | 46,941.55 | - | 46,941.55 |
| Other bank balances | 10.16 | - | 10.16 |
| Other financial assets | 21,559.17 | - | 21,559.17 |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

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 | - |

(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 | 217,720.00 | - | - | - | - | 217,720.00 |
| Trade payables | 671,330.99 | - | - | - | - | 671,330.99 |
| Other financial liabilities | 182,504.57 | - | - | - | - | 182,504.57 |
| Total | 1,071,555.56 | - | - | - | - | 1,071,555.56 |

| 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 | 2,715,400.00 | - | - | - | - | 2,715,400.00 |
| Trade payables | 722,914.30 | - | - | - | - | 722,914.30 |
| Other financial liabilities | 468,830.15 | - | - | - | - | 468,830.15 |
| Total | 3,907,144.45 | - | - | - | - | 3,907,144.45 |

(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



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note - 30

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 | 894,949.06 | 5,441,785.51 |
| (ii) Other operating income (income from advisory services and service receipts) | 3,550.85 | 45,254.83 |
| Total revenue covered under Ind AS 115 | 898,499.91 | 5,487,040.34 |

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 | 1,214,927.74 | 1,124,618.52 |
| Total contract liabilities | 1,214,927.74 | 1,124,618.52 |
| Receivables | | |
| Trade receivables | 43,720.82 | 896,920.41 |
| Total receivables | 43,720.82 | 896,920.41 |

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 | 1,124,618.52 | 5,441,225.91 |
| Addition/(refund) during the year | 941,537.46 | 228,257.71 |
| Adjustment on account of revenue recognised during the year | (851,228.24) | (4,544,865.10) |
| Closing balance | 1,214,927.74 | 1,124,618.52 |

D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2023 is ₹ 1,214,927.74 hundred (31 March 2022 ₹ 1,124,618.52 hundred). 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 | 894,949.06 | 5,441,785.51 |
| Adjustment for: | | |
| Subvention cost* | - | - |
| Revenue recognised | 894,949.06 | 5,441,785.51 |

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



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note - 31

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 - 32

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 - 33

Details of Crypto Currency or Virtual Currency

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

Note - 34

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 | 0.21 | 0.41 | -49.76% |
| Debt Equity Ratio* | Total Debts | Shareholder's Equity | NA | NA | NA |
| Debt Service Coverage Ratio | Earnings available for debt services | Debt Service | 1.24 | 4.24 | -70.81% |
| Return on Equity (ROE) ** | Net Profit After Taxes | Average Share holder's Equity | NA | NA | NA |
| Inventory Turnover Ratio | Revenue | Average Inventory | 1.19 | 1.79 | -33.64% |
| Trade Receivable Turnover Ratio | Revenue | Average Trade Receivable | 1.91 | 10.44 | -81.70% |
| Trade Payable Turnover Ratio | Cost of revenue | Average Trade Payable | 1.19 | 5.31 | -77.61% |
| Net Capital Turnover Ratio # | Revenue | Working Capital | NA | NA | NA |
| Net Profit Ratio | Net profit | Revenue | 1.37 | 0.10 | 1223.97% |
| Return of Capital Employed (ROCE) ## | Earning before interest taxes | Capital Employed | NA | NA | NA |
| Return on investment § | Income generated from Investment | Time Weighted Average investment | NA | NA | NA |

1. Current Ratio: variation is due to decrease in current liabilities. (Refer Note: 44)

2. Debt Service Coverage Ratio: variation is due to increase in earning available for debt service. (Refer Note: 44)

3. Inventory Turnover Ratio: variation is due to decrease in revenue and decrease in average inventory.

4. Trade Receivable Turnover Ratio: variation is due to decrease in revenue and decrease in trade receivables.

5. Net Profit Ratio: variation is due to increase in net profit. (Refer Note: 44)

6. Trade Payable Turnover Ratio: variation is due to decrease in cost of revenue and decrease in average trade payable.

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

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

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

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

§ Since this is not an investment company.

Note - 35

Willful Defaulter:

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

Note - 36

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

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

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

Note - 37

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 - 38

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 - 39

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 - 40

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



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note – 41**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 – 42**Related party transactions**

| Relationship | Name of the related parties |
|--|---|
| <i>Related parties exercising control</i> Holding Company | Indiabulls Real Estate Limited |
| <i>Other related party*</i> Fellow Subsidiary Companies | Indiabulls Constructions Limited Indiabulls Realty Company Limited Elena Constructions Limited Selene Infrastructure Limited |

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

(i) Statement of transactions with related parties:

| Nature of transactions | 2022-23 | 2021-22 |
|--|--------------|--------------|
| Holding Company | | |
| <i>Loans and advances taken/(repaid), net</i> | | |
| - Indiabulls Real Estate Limited | (182,280.00) | 400,000.00 |
| Fellow Subsidiary Companies | | |
| <i>Loans and advances taken/(repaid), net</i> | | |
| - Indiabulls Constructions Limited | - | (220,700.00) |
| - Indiabulls Realty Company Limited | (822,200.00) | 144,400.00 |
| - Elena Constructions Limited | 4,000.00 | 11,000.00 |
| - Selene Infrastructure Limited | 18,600.00 | - |
| Interest expenses on inter corporate deposits | | |
| - Indiabulls Realty Company Limited | - | 194,475.75 |
| - Elena Constructions Limited | - | 691.64 |



VARALI PROPERTIES LIMITED

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

All amount in ₹ hundred, unless otherwise stated

(ii) Statement of balances outstanding:

| Nature of transactions | 31 March 2023 | 31 March 2022 |
|---------------------------------------|---------------|---------------|
| Holding Companies | | |
| <i>Loans and advances taken*</i> | | |
| - Indiabulls Real Estate Limited | 217,720.00 | 400,000.00 |
| | | |
| Fellow Subsidiary Companies | | |
| <i>Loans and advances taken*</i> | | |
| - Indiabulls Realty Company Limited # | - | 2,304,400.00 |
| - Elena Constructions Limited \$ | - | 11,000.00 |
| - Selene Infrastructure Limited @ | - | - |
| | | |
| Interest payable | | |
| - Indiabulls Realty Company Limited | - | 14833.30 |
| - Elena Constructions Limited | - | 75.67 |

**re-payable on demand*

Amount of ₹ 1,482,200.00 hundred payable as on 31 March 2023 has been written back. (Refer Note: 44)

\$ Amount of ₹ 15,000.00 hundred payable as on 31 March 2023 has been written back. (Refer Note: 44)

@ Amount of ₹ 18,600.00 hundred payable as on 31 March 2023 has been written back. (Refer Note: 44)

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

Note – 43**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 with CIT(A) for A.Y 2013-14 | 9,126.50 | 9,126.50 |
| Interest on Value Added Tax for financial year 2014-15 which appeals have been filed with the JETC(Appeals), Faridabad | 8,757.00 | 8,757.00 |

The Company has certain litigation cases pending however, based on legal advice, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

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

Note – 44

Exceptional item for the year ended 31 March 2023 includes effect of ₹ 1,515,800.00 hundred due to write back of payables based on the internal assessments of the new management.



VARALI PROPERTIES LIMITED**Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2023***All amount in ₹ hundred, unless otherwise stated***Note – 45****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

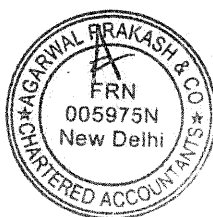
Note – 46**Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows**

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 | 2,380,700.00 | 2,380,700.00 |
| Proceeds from current borrowings | 1,669,600.00 | 1,669,600.00 |
| Repayment of current borrowings | (1,334,900.00) | (1,334,900.00) |
| Interest expense incurred | 195,167.39 | 195,167.39 |
| Interest expense paid | (180,258.42) | (180,258.42) |
| Net debt as at 31 March 2022 | 2,730,308.97 | 2,730,308.97 |
| Proceeds from current borrowings | 1,578,120.00 | 1,578,120.00 |
| Repayment of current borrowings | (2,560,000.00) | (2,560,000.00) |
| Inter corporate deposit write back (<i>refer note 44</i>) | (1,515,800.00) | (1,515,800.00) |
| Interest expense incurred | - | - |
| Interest expense paid | (14,908.97) | (14,908.97) |
| Net debt as at 31 March 2023 | 12,483.50 | 12,483.50 |

Note – 47**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.




VARALI PROPERTIES LIMITED


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

All amount in ₹ hundred, unless otherwise stated

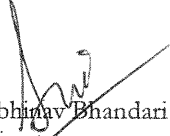
- d. The Company is a wholly owned subsidiary company of Indiabulls Real Estate Limited, whether directly or indirectly which is having a net worth of ₹ 674,022,747.46 hundred. The Company will get all necessary support financially and otherwise from its ultimate holding company/holding company and thus, 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


Abhinav Bhandari
Director
[DIN: 10159532]


Parth Sharma
Director
[DIN No. 05352029]

Place: Delhi
Date: 24 May 2023