



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Grand Limited

Report on the Financial Statements

1. We have audited the accompanying financial statements of Grand Limited ("the Company"), which comprise Balance sheet as at 31 March 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement, the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information. These financial statements have been prepared by management in accordance with the financial reporting requirements as set forth in note 2 to the Financial Statements.

Management's Responsibilities for the Financial Statements

2. Management is responsible for the preparation of these financial statements that give a true and fair view of the state of affairs, results of operations including (other comprehensive income), cash flows and changes in equity of the Company. This includes the design, implementation and maintenance of internal control 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.

Auditor's Responsibility

3. Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether these financial statements are free from material misstatement.
4. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether these financial statements are free from material misstatement.
5. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making these risk assessments, the auditor considers internal financial controls relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Board of Directors, as well as evaluating the overall presentation of the financial statements.



6. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on these financial statements.

Opinion

7. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view, in conformity with the financial reporting requirements as set forth in note 2 to the Financial Statements of the state of affairs (financial position) of the Company as at 31 March 2021, and the profit of the Company (financial performance including other comprehensive income), the cash flows of the Company and changes in equity of the Company for the year ended on that date.

Basis of Accounting and Restriction on Distribution and Use

8. We draw attention to note 2 to the financial statements, which describe the basis of preparation. These financial statements have been prepared by management of the Company solely for the purpose of submission to of Annual Performance Report in accordance with the requirement of Regulation 13 of Notification No. FEMA,120/RB-2004 dated 07 July 2004, issued by the Reserve Bank of India in accordance with the financial reporting requirements as set forth in the aforesaid note. Accordingly, these financial statements may not be suitable for any other purpose. Our report is intended solely for the aforesaid mentioned purposes and should not to be used, circulated, quoted, or otherwise referred to for any other purpose without our prior written consent.

For **Sumit Mohit & Company**
Chartered Accountants
Firm's Registration No.: 021502N


Sumit Garg
Partner
Membership No.:506945



Place: Gurugram
Date: April 21, 2021

GRAND LIMITED

STATEMENT OF PROFIT & LOSS For the year ended 31 March 2021

	Note	31 March 2021 UK£	31 March 2020 UK£
Other income	4	-	-
Administration expenses		<u>(2,424)</u>	<u>(483)</u>
Operating loss		(2,424)	(483)
Finance costs	5	<u>(210)</u>	<u>(226)</u>
Loss before tax		(2,634)	(709)
Tax		<u>-</u>	<u>-</u>
Net loss for the year		(2,634)	(709)
Other comprehensive income/ (loss) for the year		-	-
Total comprehensive income/ (loss) for the year		(2,634)	(709)



GRAND LIMITED

BALANCE SHEET AS AT 31 March 2021

	Note	31 March 2021 UK£	31 March 2020 UK£
ASSETS			
Current assets			
Cash at bank and in hand	6	<u>19,779</u>	<u>22,388</u>
		<u>19,779</u>	<u>22,388</u>
Total assets		<u>19,779</u>	<u>22,388</u>
EQUITY AND LIABILITIES			
Equity			
Share capital	7	1,000	1,000
Accumulated losses		<u>(22,304)</u>	<u>(19,670)</u>
Total equity		<u>(21,304)</u>	<u>(18,670)</u>
Non-current liabilities			
Borrowings	8	<u>10,000</u>	<u>10,000</u>
		<u>10,000</u>	<u>10,000</u>
Current liabilities			
Borrowings	8	<u>31,083</u>	<u>31,058</u>
		<u>31,083</u>	<u>31,058</u>
Total liabilities		<u>41,083</u>	<u>41,058</u>
Total equity and liabilities		<u>19,779</u>	<u>22,388</u>

The Board of Directors of Grand Limited authorised the financial statements for issue.

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Forbrit Corporate Director 1 Limited
Authorised Signatory

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Forbrit Corporate Director 2 Limited
Authorised Signatory



GRAND LIMITED

STATEMENT OF CHANGES IN EQUITY Year ended 31 March 2021

	Note	Share capital UK£	Accumulated losses UK£	Total UK£
Balance at 31 March 2019/ 1 April 2019		1,000	(18,961)	(17,961)
Total comprehensive income for the year		-	(709)	(709)
Issue of share capital	7	-	-	-
Balance at 31 March 2020/ 1 April 2020		1,000	(19,670)	(18,670)
Total comprehensive income/loss for the year		-	(2,634)	(2,634)
Issue of share capital	7	-	-	-
Balance at 31 March 2021		1,000	(22,304)	(21,304)



GRAND LIMITED

STATEMENT OF CASH FLOWS

Year ended 31 March 2021

	Note	31 March 2021 UK£	31 March 2020 UK£
CASH FLOWS FROM OPERATING ACTIVITIES			
Loss before tax		(2,634)	(709)
Adjustments for:			
Foreign exchange		(1)	(2)
Interest income	4	-	-
Interest expense	5	24	25
Cash flows used in operations before working capital changes		(2,611)	(686)
(Increase)/ decrease in receivables	6	-	-
Increase in current borrowings	8	25	25
Cash flows used in operations		(2,586)	(661)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	4	-	-
Net cash flows from investing activities		-	-
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings	8	-	-
Foreign exchange		1	2
Interest expense	5	(24)	(25)
Net cash flows used in financing activities		(23)	(23)
Net decrease in cash and cash equivalents		(2,609)	(684)
Cash and cash equivalents:			
At beginning of the period		22,388	23,072
At end of the period	6	19,779	22,388



GRAND LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2021

1. Incorporation and principal activities

Country of incorporation

The Company Grand Limited (the "Company") was incorporated in Jersey under the Companies (Jersey) Law 1991 on 21 November 2014 as a private company. Its registered office is at 12 Castle Street, St Helier, Jersey, JE2 3RT.

Principal activity

The principal activity of the Company is development of townships, construction of residential/commercial premises and other real estate projects.

2. Accounting policies

The principal accounting policies adopted in the preparation of these financial statements are set out below.

Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU). The financial statements have been prepared under the historical cost convention.

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Company's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on Management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

Adoption of new and revised IFRSs

During the current period the Company adopted all the new and revised International Financial Reporting Standards (IFRS) that are relevant to its operations and are effective for accounting periods beginning on 1 April 2020.

At the date of approval of these financial statements, standards and interpretations were issued by the International Accounting Standards Board which were not yet effective. The Board of Directors expects that the adoption of these accounting standards in future periods will not have a material effect on the financial statements of the Company.

Revenue recognition

Revenues earned by the Company are recognised on the following bases:

- **Interest income**

Interest income is recognised on a time-proportion basis using the effective interest method.

Finance costs

Interest expense and other borrowing costs are charged to profit or loss as incurred.

Dividends

Dividend distribution to the Company's shareholders is recognised in the Company's financial statements in the year in which they are approved by the Company's shareholders.



NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2021

2. Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Company's statement of financial position when the Company becomes a party to the contractual provisions of the instrument.

Cash and cash equivalents

For the purpose of the cash flow statement, cash and cash equivalents comprise cash at bank and in hand.

Derecognition of financial assets and liabilities

Financial assets

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' arrangement; or
- the Company has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Financial liabilities

A financial liability is derecognised 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 a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statement of financial position.

Share capital

Ordinary shares are classified as equity.



NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2021

3. Financial risk management**Financial risk factors**

The Company is exposed to interest rate risk, credit risk, liquidity risk and capital risk management arising from the financial instruments it holds. The risk management policies employed by the Company to manage these risks are discussed below:

3.1 Interest rate risk

Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. Borrowings issued at variable rates expose the Company to cash flow interest rate risk. Borrowings issued at fixed rates expose the Company to fair value interest rate risk. The Company's management monitors the interest rate fluctuations on a continuous basis and acts accordingly.

3.2 Credit risk

Credit risk arises when a failure by counter parties to discharge their obligations could reduce the amount of future cash inflows from financial assets on hand at the reporting date. The Company has no significant concentration of credit risk. The Company has policies in place to ensure that sales of products and services are made to customers with an appropriate credit history and monitors on a continuous basis the ageing profile of its receivables.

3.3 Liquidity risk

Liquidity risk is the risk that arises when the maturity of assets and liabilities does not match. An unmatched position potentially enhances profitability, but can also increase the risk of losses. The Company has procedures with the object of minimising such losses such as maintaining sufficient cash and other highly liquid current assets and by having available an adequate amount of committed credit facilities.

3.4 Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance.

4. Other income

	31 March 2021	31 March 2020
	UK£	UK£
Interest income	-	-
	<u>-</u>	<u>-</u>

5. Net finance costs

	31 March 2021	31 March 2020
	UK£	UK£
Interest expense	24	25
Other finance expenses	186	201
	<u>210</u>	<u>226</u>



GRAND LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2021

6. Cash at bank and in hand

Cash balances are analysed as follows:

	31 March 2021	31 March 2020
	UK£	UK£
Cash at bank and in hand	<u>19,779</u>	<u>22,388</u>
	<u>19,779</u>	<u>22,388</u>

The exposure of the Company to credit risk and impairment losses in relation to cash and cash equivalents is reported in note 3 of the financial statements.

7. Share capital

	31 March 2021	31 March 2021	31 March 2020	31 March 2020
	Number of shares	UK£	Number of shares	UK£
Authorised				
Ordinary shares of £1 each	<u>200,000,000</u>	<u>200,000,000</u>	<u>200,000,000</u>	<u>200,000,000</u>
Issued and fully paid				
Issue of shares	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>
Balance at 31 March 2020	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>

Authorised capital

Under its Memorandum the Company fixed its share capital at 200,000,000 ordinary shares of nominal value of £1 each.

Issued capital

As at 31 March 2021, the Company had an issued share capital of 1,000 ordinary shares of £1 each at par.

8. Borrowings

	31 March 2021	31 March 2020
	UK£	UK£
Non-current borrowings		
Loans from related companies (Note 9)	<u>10,000</u>	<u>10,000</u>
Current borrowings		
Interest payable to related companies (Note 9)	<u>31,083</u>	<u>31,058</u>

9. Related party transactions

The Company is controlled by Indiabulls Real Estate Limited, incorporated in India, which owns 100% of the Company's shares.

10. Contingent liabilities

The Company had no contingent liabilities as at 31 March 2021. The Company entered into a Framework Agreement and Deed of Accession in January 2020 whereby it may become liable to purchase certain securities that are in the process of being sold by its parent to a third party. The Company has received confirmation from its parent that should this event occur it would provide the necessary funding to the Company to enable it to fulfil this obligation.

