

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Real Estate Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Indiabulls Real Estate Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at 31 March 2021, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and Consolidated Statement of Cash Flows for the year then ended, and notes to the Consolidated Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 (the 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 Consolidated state of affairs of the Group as at 31 March 2021, its Consolidated profit and Consolidated total comprehensive income, its Consolidated changes in equity and its Consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) 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 Consolidated Financial Statements section of our report. We are independent of the Group 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 Consolidated 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.

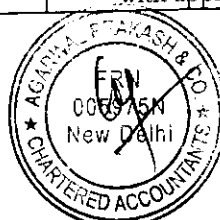
Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

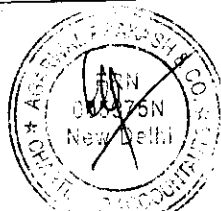


We have determined the matters described below to be the key audit matters to be communicated in our report:

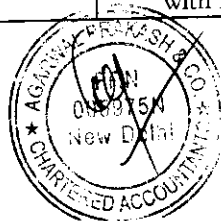
Key audit matter	How our audit addressed the key audit matter
<p>Assessing the carrying value of inventory</p> <p>The accounting policies for Inventories are set out in Note 4.4 to the consolidated financial statements.</p> <p>Inventories of the Group comprise of real estate properties (including land) are disclosed under Note 15.</p> <p>Impairment assessment of inventory is considered as a significant risk as there is a risk that recoverability of the carrying value of the inventory could not be established, and potential impairment charge might be required to be recorded in the consolidated financial statements. Management's assessment of the recoverable amounts is a judgmental process which requires the estimation of the net realisable value, which takes into account the valuations of the properties held and cash flow projections of real estate properties under development.</p> <p>On account of the above assessment, an impairment loss of ₹ 805.00 lakhs have been recognized in the current year.</p> <p>Due to their materiality in the context of the Group's financial statements as a whole and significant degree of judgement and subjectivity involved in the estimates and key assumptions used in determining the cash flows used in the impairment evaluation, this is considered to be the area which had the greatest effect on our overall audit strategy and allocation of resources in planning and completing our audit.</p>	<p>Our procedures in relation to the valuation of inventory held by the group included, but not limited to the followings:</p> <ul style="list-style-type: none"> • Obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing and the management process of determining the Net Realisable Value (NRV); • Enquired of the management and inspected the internal controls related to inventory valuation along with the process followed to recover/adjust these and assessed whether impairment is required; • All material properties under development as at 31 March 2021 were discussed on case to case basis with the management for their plan of recovery/adjustment; • For real estate properties under development, obtained and assessed the management evaluation of the NRV. We also assessed the management's valuation methodology applied in determining the recoverable amount and tested the underlying assumptions used by the management in arriving at those projections; • We challenged the management on the underlying assumptions used for the cash flow projections, considering evidence available to support these assumptions and our understanding of the business; • Where the management involved specialists to perform valuations, evaluated the objectivity and independence of those specialists; • For land parcels, obtained and verified the valuation of land parcels as per the government prescribed circle rates, wherever necessary; • Tested the arithmetical accuracy of the cash flow projections; and • We assessed the appropriateness and adequacy of the disclosures made by the management for the impairment losses recognized in accordance with applicable accounting standards.



Key audit matter	How our audit addressed the key audit matter
<p>Revenue recognition</p> <p>The Group's policies on revenue recognition is set out in Note 4.3 to the consolidated financial statements.</p> <p>As per the principles of Ind AS 115 "Revenue from Contracts with Customers", revenue from sale of residential/commercial properties is recognized when the performance obligations are essentially complete.</p> <p>The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession of properties have been issued to the customers.</p> <p>The amount of revenue and cost thereon on contracts with customers forms a substantial part of the consolidated statement of profit and loss and management judgement is also involved in the interpretation of these conditions.</p> <p>The above transaction required audit focus due to the significant impact of the same on the accompanying consolidated financial statement of the Group. The matter has been considered to be of most significance to the audit and accordingly, has been considered as a key audit matter for the current year audit.</p>	<p>Our audit procedures related to the revenue recognition included, but not limited to the following:</p> <ul style="list-style-type: none"> • Evaluated the appropriateness of the Group's revenue recognition policies with respect to the principles of Ind AS 115; • Enquiring from the management and inspecting the internal controls related to revenue recognition for ensuring the completeness of the customer sales, issue of possession letters and the recording of customer receipts; • We have performed the following procedures for revenue recognition: <ul style="list-style-type: none"> a. Verification of the possession letters issued on sample basis along with the proof of deliveries to ensure completeness; b. Verification of the collection from customers for the units sold from the statement of accounts on a sample basis to ensure receipt of the amount; and c. Performing cut-off procedures and other analytical procedures like project wise variance analysis and margin analysis to find any anomalies. • Ensured that the disclosure requirements of Ind AS 115 have been complied with.
<p>Valuation of investments held by subsidiary entities in equity instruments</p> <p>The Group's policies on valuation of Investments is set out in Note 4.12 to the consolidated financial statements.</p> <p>At the balance sheet date 31 March 2021, the Group held ₹ 1,967.56 lakhs of investments in equity instruments of third parties which are carried at fair value through profit and loss ('FVTPL') in the consolidated financial statements. Any changes in estimates, assumptions and judgements involved may result in material changes in the valuation of investment and hence it required significant audit attention.</p> <p>Any change in the fair value of the abovementioned investments will result in a change in the profit or loss in consolidated financial statements.</p>	<p>Our procedures in relation to the valuation of investments held by the Group included, but not limited to the following:</p> <ul style="list-style-type: none"> • Understood the nature of transaction i.e. understanding the approach used for valuation and assessing the proposed accounting treatment in relation to the accounting policies and relevant Ind AS; • We obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing. • Enquired of the management and inspected the internal controls related to completeness of the list of investments along with the process followed to recover/adjust these;



Key audit matter	How our audit addressed the key audit matter
<p>The management's valuation is dependent upon the market conditions carried out by management's valuer, which can be difficult to predict and be influenced by economic and other factors.</p> <p>Any errors or changes in the management/management's valuer judgement or assumptions can impact the assessment of the carrying values of the investment. Therefore, it has been considered as a key audit matter.</p>	<ul style="list-style-type: none"> • We challenged the managements on the underlying assumptions used for the cash flow projections, considering evidence available to support these assumptions and our understanding of the business; • Evaluating the management's independent professional valuer's competence, capabilities and objectivity; • Assessing the valuation methodology used by the independent professional valuer to estimate the fair value of the investments; • Testing the mathematical accuracy of the cash flows projection; and • Ensured that the disclosure requirements of accounting standards have been complied with.
<p>Assessing the carrying value of certain outside group advances</p> <p>The Group's policies on the impairment assessment of the advances is set out in Note 4.13 to the consolidated financial statements.</p> <p>During the year, one of the wholly owned subsidiary of the Group has advanced an interest-bearing sum of ₹ 22,500.00 lakhs outside the group of which ₹ 22,500.00 lakhs is outstanding as at 31 March 2021 as presented under Note 10B.</p> <p>Impairment assessment of these advances is considered as a significant risk as there is a risk that recoverability of these advances could not be established, and any potential impairment charge might be required. Management's assessment of the recoverability of these advances is a judgmental process which takes into account the fair valuation and an assessment of the financial statements of the entities to which these amounts have been advanced.</p> <p>Due to the materiality of these advances in the context of the Group's financial statements as a whole and significant degree of judgement and subjectivity involved in management's assessment of recoverability, this has been considered to be a key audit matter.</p>	<p>Our procedures in relation to assessment of impairment for said interest-bearing advances included, but not limited to:</p> <ul style="list-style-type: none"> • Obtained an understanding of the management process for identification of possible impairment indicators and processes followed by the management for assessing the recoverability of these advances; • Enquired of the management and inspected the internal controls related to process followed to recover these and assess whether impairment is required; • Inspected underlying supporting documents and agreements entered between the parties for the advances made during the year; • Assessed breach in terms of these advances as per agreement, if any; • Obtained direct independent confirmations for the said advances outstanding as at 31 March 2021; • Discussed with the management with respect to their plan of recovery and review of recent communications related to the said outstanding advances as at 31 March 2021; • Checked of subsequent recoveries, if any; and • We checked the appropriateness and adequacy of the disclosures made by the management for these interest bearing advances in accordance with Ind AS.



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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the Standalone Financial Statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated 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 Consolidated Financial Statements

The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding 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 Consolidated Financial Statements that give a true and fair view of the Consolidated financial position, Consolidated financial performance, Consolidated total comprehensive income, Consolidated changes in equity and Consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group 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 Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of Consolidated Financial Statements by the Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Financial Statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies are also responsible for overseeing financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 Consolidated Financial Statements.

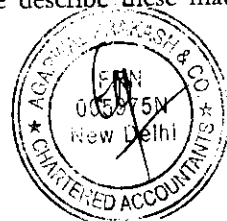
As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated 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 Holding Company has adequate internal financial controls system with reference to Consolidated Financial Statements 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 ability of the Group 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 Consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group, to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the financial statements, of which we are the independent auditors. For the other entities included in the financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or



regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

We did not audit the annual financial statements of certain subsidiaries, whose financial statements reflects total assets ₹ 342,577.43 lakhs and net assets of ₹ 95,996.36 lakhs as at 31 March 2021, total revenues of ₹ 19,836.40 lakhs, total net profit after tax of ₹ 4,898.96 lakhs total comprehensive income of ₹ 2,466.25 lakhs and cash outflows (net) of ₹ 489.27 lakhs for the year ended on that date, as considered in the Consolidated Financial Statements. These annual financial statements have been audited by other auditors, whose audit report have been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries are based solely on the audit reports of such other auditors.

Further, these subsidiaries are located outside India, whose financial statements and other financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been audited by other auditor under generally accepted auditing standards applicable in their respective countries. The Holding Company's management has converted the financial statements of such subsidiaries from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion on the Consolidated Financial Statements in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and audited by us.

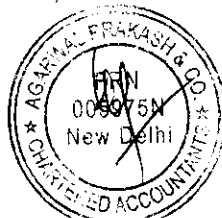
The Consolidated Financial Statements of the Group for the year ended 31 March 2020, were audited by another auditor who expressed an unmodified opinion vide its report dated 14 May 2020.

Our opinion on the Consolidated Financial Statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

As required by Section 143 (3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries, we report, to the extent applicable, that:

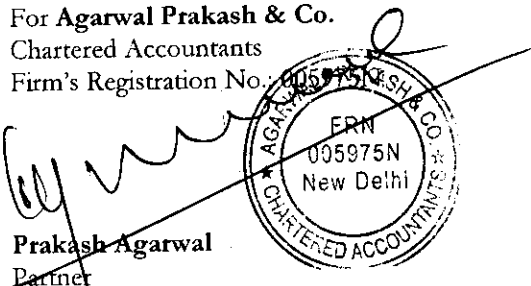
- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Consolidated Financial Statements.
- (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- (c) The Consolidated Financial Statements dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements.
- (d) In our opinion, the aforesaid Consolidated 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 of the Holding Company and taken on record by the Board of Directors of the Holding Company and the audit reports of its subsidiary companies covered under the Act, none of the directors of the Group companies covered

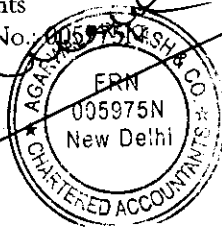


under the Act, are disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164(2) of the Act.

- (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies covered under the Act, and the operating effectiveness of such controls, refer to our separate Report in 'Annexure A'.
- (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 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- i. The Group has disclosed the impact of pending litigations on its financial position in its Consolidated Financial Statements as at 31 March 2021– Refer Note 44 to the Consolidated Financial Statements.
 - ii. The Group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiaries during the year ended 31 March 2021.
- (h) As required by section 197(16) of the Act, based on our audit, we report that 2 subsidiary companies covered under the Act paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act. Further, we report that the Holding Company and other subsidiary companies covered under the Act have not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable in respect of Holding Company and such other subsidiary companies.

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


Prakash Agarwal
Partner
Membership No.: 084964



UDIN: 21084964AAAAAO7908

Place: New Delhi
Date: 23 April 2021

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 Indiabulls Real Estate Limited on the Consolidated Financial Statements for the year ended 31 March 2021 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 Consolidated Financial Statements of Indiabulls Real Estate Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), as of 31 March 2021 in conjunction with our audit of the Consolidated Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company and its subsidiary companies, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective 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 internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies as aforesaid, based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI 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 Consolidated 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 includes obtaining an understanding of such internal financial controls, 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 internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies as aforesaid.

Meaning of Internal Financial Controls with reference to Consolidated 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 Consolidated 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 Holding Company, its subsidiary companies have, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2021, based on the internal control over financial reporting criteria established by the respective Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **Agarwal Prakash & Co.**

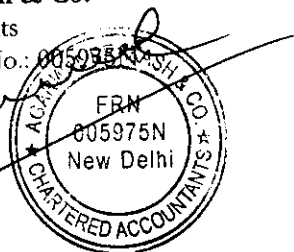
Chartered Accountants

Firm's Registration No.: 00508544


Prakash Agarwal

Partner

Membership No.: 084964



UDIN: 21084964AAAAAO7908

Place: New Delhi

Date: 23 April 2021

Indiabulls Real Estate Limited
Consolidated balance sheet as at 31 March 2021

	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
I ASSETS			
Non-current assets			
Property, plant and equipment	5	2,441.14	3,478.39
Investment property	6	6,041.98	6,140.88
Right of use assets	7	74.51	3,835.11
Intangible assets	8	39.28	71.24
Financial assets			
Investments	9A	14,404.60	13,029.84
Loans	10A	572.59	1,853.65
Other financial assets	11A	1,738.57	5,292.79
Deferred tax assets (net)	12	20,295.65	33,713.03
Non-current tax assets (net)	13	14,464.99	20,880.44
Other non-current assets	14A	6,860.03	6,918.24
		<u>66,933.34</u>	<u>95,213.61</u>
Current assets			
Inventories	15	618,612.98	705,635.33
Financial assets			
Investments	9B	105.18	157.25
Trade receivables	16	30,019.04	8,015.01
Cash and cash equivalents	17	8,116.09	4,817.43
Other bank balances	18	11,599.86	32,706.21
Loans	10B	23,461.05	91,974.41
Other financial assets	11B	93,443.55	156,728.77
Other current assets	14B	14,377.62	24,413.54
Assets held for sale	19	9,003.87	9,003.87
		<u>808,739.24</u>	<u>1,033,451.82</u>
		<u>875,672.58</u>	<u>1,128,665.43</u>
II EQUITY AND LIABILITIES			
Equity			
Equity share capital	20A	9,030.77	9,093.28
Instruments entirely equity in nature	20C	42,500.00	42,500.00
Other equity	21	296,693.87	304,202.24
Equity attributable to the owners of the Holding Company		<u>348,224.64</u>	<u>355,795.52</u>
Non-controlling interests		1,146.34	1,104.74
Total equity		<u>349,370.98</u>	<u>356,900.26</u>
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	22A	37,805.58	98,911.96
Lease liabilities	23A	-	2,376.02
Provisions	25A	1,176.00	1,572.19
Other non-current liabilities	26A	17,048.17	17,186.97
		<u>56,029.75</u>	<u>120,047.14</u>
Current liabilities			
Financial liabilities			
Borrowings	22B	69,600.00	-
Lease Liabilities	23B	69.56	1,414.06
Trade payables			
Total outstanding dues of micro enterprises and small enterprises	24 (i)	7,215.20	3,716.42
Total outstanding dues of creditors other than micro enterprises and small enterprises	24 (ii)	22,847.99	41,011.79
Other financial liabilities	27	59,973.17	252,193.19
Other current liabilities	26B	302,403.06	344,131.59
Provisions	25B	7,732.51	7,239.44
Current tax liabilities (net)	28	430.36	1,991.54
		<u>470,271.85</u>	<u>651,718.03</u>
		<u>875,672.58</u>	<u>1,128,665.43</u>

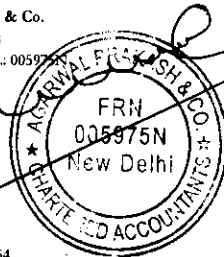
Summary of significant accounting policies

The accompanying notes are integral part of the consolidated financial statements.

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

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

Prakash Agarwal
Partner
Membership No. 084964
Place: New Delhi
Date: 23 April 2021



Gurbans Singh
Joint Managing Director
[DIN: 06667127]
Place: New Delhi
Date: 23 April 2021

For and on behalf of the Board of Directors

Mehul Johnson
Joint Managing Director
[DIN: 00016075]
Place: Mumbai
Date: 23 April 2021

Amit Mijal
Chief Financial Officer
Place: Gurugram
Date: 23 April 2021

Rajesh Kumar
Company Secretary
Place: Mumbai
Date: 23 April 2021

Indiabulls Real Estate Limited
Consolidated statement of profit and loss for the year ended 31 March 2021

	Note	For the year ended 31 March 2021 (₹ in lakhs)	For the year ended 31 March 2020 (₹ in lakhs)
Revenue			
Revenue from operations	29	152,141.75	327,078.42
Other income	30	14,064.20	16,985.14
		166,205.95	344,063.56
Expenses			
Cost of revenue	31		
Cost incurred during the year		24,304.66	133,804.83
Decrease in real estate properties		87,022.35	50,988.31
Employee benefits expense	32	5,206.97	11,381.77
Finance costs	33	22,789.01	48,116.19
Depreciation and amortization expense	34	1,725.01	3,076.20
Impairment losses on financial assets	35A	-	8,395.48
Other expenses	35B	17,638.62	42,444.23
		158,686.62	298,207.01
Profit before exceptional items, tax and share of (loss)/profit from joint ventures		7,519.33	45,856.55
Share of (loss)/profit from joint ventures		-	(158.14)
Profit before exceptional items and tax		7,519.33	45,698.41
Exceptional items - interest on income tax		-	7,931.19
Profit before tax		7,519.33	37,767.22
Tax expense			
Current tax (including earlier years)	36	546.41	5,032.72
Deferred tax charge		6,501.07	20,623.98
Net profit for the year		471.85	12,110.52
Other comprehensive income			
Items that will not be reclassified to profit and loss			
Re-measurement gain/(loss) on defined benefit plans		109.51	44.65
Income tax effect		0.11	(4.82)
Equity instruments through other comprehensive income		2,896.22	(3,258.25)
Share of other comprehensive income of joint ventures accounted for using the equity method		-	(46,122.81)
Items that will be reclassified to profit and loss			
Exchange differences on translation of foreign operations		(2,700.32)	7,573.75
(Loss)/gain on net investment hedge		-	(2,577.99)
Other comprehensive income		305.52	(44,345.47)
Total comprehensive income for the year		777.37	(32,234.95)
Net profit is attributable to			
Owners of the Holding Company		430.25	12,069.23
Non-controlling interests		41.60	41.29
		471.85	12,110.52
Other comprehensive income is attributable to			
Owners of the Holding Company		305.52	(44,346.22)
Non-controlling interests		-	0.75
		305.52	(44,345.47)
Total comprehensive income is attributable to			
Owners of the Holding Company		735.77	(32,276.99)
Non controlling interests		41.60	42.04
		777.37	(32,234.95)
Earnings per equity share (face value ₹ 2 each)			
Basic (₹)	37	0.10	2.67
Diluted (₹)		0.10	2.67

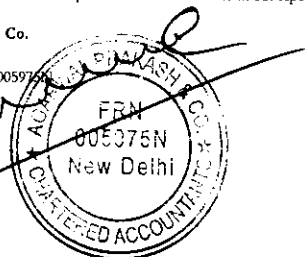
Summary of significant accounting policies
The accompanying notes are integral part of the consolidated financial statements.

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

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

Prakash Agarwal
Partner
Membership No. 084964

Place: New Delhi
Date: 23 April 2021



For and on behalf of the Board of Directors

Gurbans Singh

Gurbans Singh
Joint Managing Director
[DIN: 06667127]

Place: New Delhi
Date: 23 April 2021

Anil Mittal
Anil Mittal
Chief Financial Officer

Place: Gurugram
Date: 23 April 2021

Mehul Johnson
Mehul Johnson
Joint Managing Director
[DIN: 00016075]

Place: Mumbai
Date: 23 April 2021

[Signature]
Company Secretary

Place: Mumbai
Date: 23 April 2021

Indiabulls Real Estate Limited
Consolidated cash flow statement for the year ended 31 March 2021

	<u>31 March 2021</u> (₹ in lakhs)	<u>31 March 2020</u> (₹ in lakhs)
A Cash flow from operating activities:		
Profit before tax and share of (loss)/profit from joint ventures and after exceptional items	7,519.33	37,925.36
<i>Adjustments for:</i>		
Interest expenses	22,634.78	47,939.75
Interest expense on taxation (including exceptional items)	99.60	7,931.19
Depreciation and amortization expenses	1,725.01	3,076.20
Other borrowing costs	54.63	176.44
Impairment for non-current investments	1,526.28	-
Impairment of inventory	805.00	13,569.67
Provision for expected loss	-	2,480.93
Loss on sale of property, plants and equipment (net)	38.08	14.07
Interest income	(5,496.44)	(11,390.20)
Amortisation of derivative balance (difference between forward and spot element)	-	(154.67)
Excess provision/liabilities written back	(2,013.56)	(322.77)
Provision for employee benefits	(86.93)	(91.60)
Provision for claims and compensation	455.45	7,156.53
Share based payment expense	16.11	86.68
Share of loss/(profit) from joint ventures	-	158.14
Amounts written off	90.01	355.46
Loans and non-current investments written off	-	8,395.48
Impairment in other current assets	-	1,132.77
Income on fair valuation of financial assets	(1.06)	-
Interest income on amortized cost financial assets	(83.54)	(494.39)
Profit on sale of investments in mutual funds (net)	(173.97)	(733.77)
Profit on sale of stake in joint ventures with underlying real estate business	-	(78,054.65)
Profit on sale of stake in subsidiaries with underlying real estate business	-	(4,182.42)
Net gain on settlement through merger scheme and fair value impact of assets held for sale	-	(21,406.90)
Profit on sale of investments in entity carrying out real estate business	-	(5,000.00)
Modification gain on de-recognition of lease contracts	(398.24)	(13.73)
Operating profit before working capital changes and other adjustments:	26,710.54	8,553.57
<i>Working capital changes and other adjustments:</i>		
Inventories	92,057.64	95,940.17
Trade receivables	(22,004.03)	18,952.49
Current and non-current loans	1,281.06	(17,682.63)
Other current and non-current assets	10,652.10	3,803.00
Other current and non-current financial assets	60,491.43	(12,537.29)
Trade payables	(12,651.46)	(56,796.95)
Other current and non-current financial liabilities	(35,252.21)	20,685.37
Other current and non-current liabilities	(41,393.04)	(92,623.33)
Cash used in operating activities	79,892.03	(31,705.60)
Income taxes refund / (paid) (net)	5,451.76	(11,483.29)
Net cash generated from / (used in) operating activities	85,343.79	(43,188.89)
B Cash flow from investing activities:		
Purchase of property, plant and equipment, investment property and intangible assets (including capital advances)	(8.63)	(925.31)
Proceeds from sale of property, plant and equipment and intangible assets	20.67	93.32
Movement in fixed deposits (net)	24,322.20	(11,118.00)
Proceed from sale of non-current investments	-	317,849.96
Purchase of non-current investments	-	(1,891.00)
Proceed from sale of current investments (net)	227.10	735.64
Inter-corporate loans received back / (given) (net)	62,162.74	(32,877.19)
Interest received	10,358.17	5,995.95
Net cash generated from investing activities	97,082.25	277,863.37
C Cash flow from financing activities: (refer Note 52)		
Proceeds from issue of equity share capital (including securities premium)	-	2,171.06
Acquisition of treasury shares	(1,393.22)	-
Proceeds from borrowings from banks	714.00	43,498.10
Repayment of borrowings to banks	(121,058.08)	(37,941.70)
Proceeds from issue of debentures	5,000.00	35,000.00
Redemption of debentures	(98,209.33)	(76,791.00)
Proceeds from issue of commercial paper	8,000.00	101,500.00
Repayment of commercial paper	(8,000.00)	(203,000.00)
Proceeds of borrowings from others	420,500.00	-
Repayment of borrowings from others	(355,900.00)	-
Interest and other borrowing costs paid	(28,067.60)	(51,401.22)
Payment of lease liabilities (inclusive of interest paid amounting to ₹ 135.01 lakhs (31 March 2020 ₹484.10 lakhs)	(713.15)	(2,072.95)
Net cash used in financing activities	(179,127.38)	(189,037.71)



Indiabulls Real Estate Limited
Consolidated cash flow statement for the year ended 31 March 2021 (cont'd)

	<u>31 March 2021</u> (₹ in lakhs)	<u>31 March 2020</u> (₹ in lakhs)
D Opening cash and cash equivalents of subsidiaries acquired/sold (net)	-	(101,110.75)
E Net increase / (decrease) in cash and cash equivalents (A+B+C+D)	3,298.66	(55,473.98)
F Cash and cash equivalents at the beginning of the year	4,817.43	60,291.41
G Cash and cash equivalents at the end of the year (E+F)	<u>8,116.09</u>	<u>4,817.43</u>

Notes:

a) Cash and cash equivalents includes (refer note 17) :


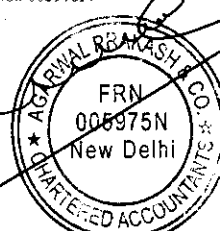
Cash on hand	-	14.95
Balances with banks - in current accounts	8,116.09	4,777.32
Bank deposits with original maturity upto three months	-	25.16
Total of cash and cash equivalents	<u>8,116.09</u>	<u>4,817.43</u>

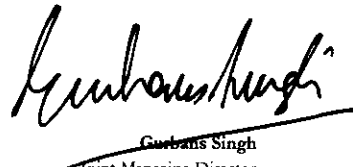
The accompanying notes are integral part of the consolidated financial statements.

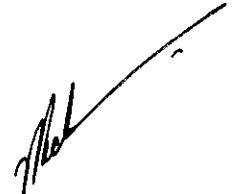
This is the consolidated cash flow statement referred to in our report of even date.


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

For and on behalf of the Board of Directors



Prakash Agarwal
Partner
Membership No. 084964
Place: New Delhi
Date: 23 April 2021


Gurbans Singh
Joint Managing Director
[DIN: 06667127]
Place: New Delhi
Date: 23 April 2021


Mehul Johnson
Joint Managing Director
[DIN: 00016075]
Place: Mumbai
Date: 23 April 2021


Anil Mittal
Chief Financial Officer
Place: Gurugram
Date: 23 April 2021


Ravi Telka
Company Secretary
Place: Mumbai
Date: 23 April 2021

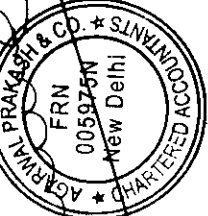
Particulars	₹ (in lakhs)		
	Balance as at 1 April 2019	Add: Issue of equity share capital during the year	Less: Acquisition of treasury shares during the year
Equity share capital	9,013.61	79.67	(62.31)
	9,093.28	9,093.28	(62.31)
	9,030.77		9,030.77

Particulars	₹ (in lakhs)		
	Balance as at 1 April 2019	Movement during the year	Balance as at 31 March 2021
Optionally convertible redeemable preference shares	104,828.00	(62,138.00)	42,500.00
	104,828.00	(62,138.00)	42,500.00

Description	Reserves and surplus										Total equity	
	General reserve	Capital reserve	Debiture redemption reserve	Capital redemption reserve	Share options outstanding account	Securities premium	Retained earnings	Fair valuation of equity instruments	Net investment hedge reserve	Foreign currency translation reserve		Equity attributable to owners of Holding Company
Balance as at 01 April 2019 (restated) ^a	53,312.65	27,720.50	32,375.04	2,200.92	2,113.86	534,803.32	(341,838.43)	(28,673.31)	2,577.99	1,305.86	285,998.40	1,062.70
Profit for the year	-	-	-	-	-	12,602.23	-	-	-	-	12,602.23	41.29
Other comprehensive income	-	-	-	-	-	30.08	-	-	-	-	30.08	0.75
Re-measurement losses on defined benefit plans (net of tax)	-	-	-	-	-	(3,258.25)	-	-	-	-	(3,258.25)	-
Equity instruments through other comprehensive income	-	-	-	-	-	(46,122.81)	-	-	-	-	(46,122.81)	-
Share of other comprehensive income of joint ventures accounted for using the equity method	-	-	-	-	-	-	-	-	7,571.75	-	7,571.75	-
Exchange differences on translation of foreign operations	-	-	-	-	-	(66,531.01)	-	46,531.01	(2,577.99)	-	(2,577.99)	-
Loss on settlement of net investment hedge	-	-	-	-	-	35,128.00	-	-	-	-	35,128.00	-
Impact of purchase of optionally convertible redeemable preference shares of subsidiary	-	-	-	-	86.68	-	-	-	-	-	86.68	-
Issue of equity shares (including exercise of stock options)	-	(1,866.36)	3,437.75	-	(1,933)	-	-	-	-	-	2,091.39	-
Transfer to retained earnings on account of stock options lapsed	-	(1,933)	-	-	19.33	-	-	-	-	-	19.33	-
Impact of change in effective tax rate on deferred tax assets created consequent to adoption of Ind AS 115	-	-	-	-	(7,023.24)	-	-	-	-	-	(7,023.24)	-
Balance as at 31 March 2020	53,312.65	27,720.50	32,375.04	2,200.92	814.85	538,861.07	(327,842.04)	(31,520.56)	-	8,879.61	304,202.24	1,074.74
Profit for the year	-	-	-	-	-	130.25	-	-	-	-	130.25	41.80
Other comprehensive income	-	-	-	-	-	109.62	-	-	-	-	109.62	-
Re-measurement losses on defined benefit plans (net of tax)	-	-	-	-	-	(2,896.22)	-	-	-	-	(2,896.22)	-
Equity instruments through other comprehensive income	-	-	-	-	-	(1,330.71)	-	-	-	-	(1,330.71)	-
Exchange differences on translation of foreign operations	-	-	-	-	-	(2,300.04)	-	-	-	-	(2,300.04)	-
Acquisition of treasury shares	-	-	-	-	(64.94)	-	-	-	-	-	(64.94)	-
Transfer from debiture redemption reserve to general reserve	-	-	-	-	-	(6,919.19)	-	-	-	-	(6,919.19)	-
Impact of change in effective tax rate on deferred tax assets created consequent to adoption of Ind AS 115	-	-	-	-	-	334,230.66	-	(28,624.14)	-	6,179.29	296,693.87	1,146.34
Balance as at 31 March 2021	53,312.65	27,720.50	29,875.00	2,200.92	749.91	537,030.36	(314,230.66)	(28,624.14)	-	6,179.29	296,693.87	1,146.34

^aRefer note 20(A) for details
^bRefer note 20(C) for details
^cRefer note 21 for details

The accompanying notes are integral part of the consolidated financial statements.
This is the consolidated statement of changes in equity referred to in our report of even date.



For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005925W
New Delhi

Prakash Agarwal
Partner
Membership No.: 84964
Place: New Delhi
Date: 23 April 2021

For and on behalf of the Board of Directors

Mehul Johnson
Joint Managing Director
(DIN: 00016075)
Place: Mumbai
Date: 23 April 2021

Anil Mittal
Chief Financial Officer
Place: Mumbai
Date: 23 April 2021

Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

1. Group information and nature of principal activities

Indiabulls Real Estate Limited (‘the Holding Company’) was incorporated on 04 April 2006 with the main objects of carrying on the business of real estate project advisory, project marketing, maintenance of completed projects, engineering, industrial and technical consultancy, construction and development of real estate properties and other related and ancillary activities. The Holding Company is domiciled in India.

During the year, the Holding Company has shifted its registered office from M-62&63, First Floor, Connaught Place, New Delhi 110 001, to Plot No. 448-451, Udyog Vihar, Phase-V, Gurugram - 122016, Haryana.

Indiabulls Real Estate Limited (‘the Holding Company’) and its subsidiaries (the Holding Company and its subsidiaries together referred to as ‘the Group’) in the following notes.

2. General information and statement of compliance with Ind AS

The consolidated financial statements of the Group have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs (‘MCA’)), as amended and other relevant provisions of the Act. The Group has uniformly applied the accounting policies during the periods presented.

These consolidated financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 23 April 2021. The revisions to the consolidated financial statements is permitted by the Board of Directors of the Holding Company after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

Recent accounting pronouncement

MCA vide notification dated 24 March 2021, makes certain amendments related to disclosure requirements in Schedule III of the Companies Act, 2013 which will be effective for financial year starting 01 April 2021.

3. Basis of preparation

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

4. Summary of significant accounting policies

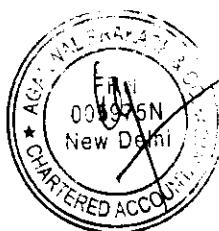
The consolidated financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These were used throughout all periods presented in the consolidated financial statements.

4.1 Basis of consolidation

Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group has power over the investee and is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. The Group has power over the investee even if it owns less than majority voting rights i.e. rights arising from other contractual arrangements. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date when control ceases. Statement of profit and loss (including other comprehensive income (‘OCI’)) of subsidiaries acquired or disposed of during the period are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable. All the consolidated subsidiaries have a consistent reporting date of 31 March 2021.

The Group combines the financial statements of the Holding Company and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

unrealised gains/(losses) on transactions between group companies are eliminated. The accounting principles and policies have been consistently applied by the Group.

Non-controlling interests, presented as part of equity, represent the portion of a subsidiary's statement of profit and loss and net assets that is not held by the Group. Statement of profit and loss balance (including each component of OCI) is attributed to the equity holders of the Holding Company and to the non-controlling interests basis the respective ownership interests and the such balance is attributed even if this results in the non-controlling interests having a deficit balance.

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. Such a change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised within equity.

Joint ventures

Investments in joint arrangements are classified as either Joint operations or Joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the Joint arrangement. The Group has classified its investment in joint arrangement as joint ventures.

Interest in joint venture are accounted for using the equity method, after initially being recognized at cost. The carrying amount of the investment is adjusted thereafter for the post acquisition change in the share of net assets of the investee, adjusted where necessary to ensure consistency with the accounting principles and policies of the Group. The consolidated statement of profit and loss (including the other comprehensive income) includes the Group's share of the results of the operations of the investee. Dividends received or receivable from joint ventures are recognized as a reduction in the carrying amount of the investment.

On loss of joint control, the difference between proceeds from disposal (including fair value of any retained interests) and the carrying amount of the investment in joint ventures is recognised in consolidated statement of profit and loss.

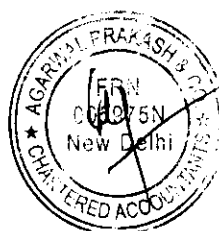
4.2 Business combination

The Group applies the acquisition method in accounting for business combinations. The consideration transferred by the Group to obtain control of a subsidiary is calculated as the sum of the acquisition-date fair values of assets transferred, liabilities incurred by the former owners of the acquired entity. Acquisition costs are generally recognized in the statement of profit and loss as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their acquisition-date fair values.

Goodwill is initially measured as excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred and where exists clear evidence of underlying reasons of classifying business combinations as bargain purchase, the difference is recognised in other comprehensive income and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through other comprehensive income.

Business combinations involving entities or businesses under common control have been accounted for using the pooling of interests method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments have been made to reflect fair values, or to recognise any new assets or liabilities.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

4.3 Revenue recognition

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

Revenue from sale of properties

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

The Group 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 Group 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 Group 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 Group when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

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

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

Revenue from construction contracts

Revenue and related expenditures in respect of short-term works contracts that are entered into and completed during the year are accounted for on accrual basis as they are earned. Revenue and related expenditures in respect of long-term works contracts are accounted for on the basis of 'input method' as the performance obligations are satisfied over time. In case of cost plus contracts, revenue is recognised as per terms of specific contract, i.e. cost incurred plus an agreed profit margin. Further, the Group considers the terms of the contract and its customary business practices to determine the transaction price. The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

Revenue from sale of land

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

Base rent and amenities income

Base rent and amenities income are recognised on a straight-line basis over the terms of the lease, except for contingent rental income, which is recognised when it arises. Base rent comprises rental income earned from the operating leases and finance lease of the owned properties. Amenities income is rental revenue earned from the letting of space at the properties for amenities (including canteen space and business centre) is recognised in the period in which the services are being rendered.

Land lease income

Upfront lease premium received/receivable is recognized on operating lease basis i.e. on straight line basis over the lease term of the lease/sub-lease arrangement. Annual lease rentals are recognized on an accrual basis.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Operations and maintenance income

Income arising from billing of maintenance charges to tenants/customers is recognised in the period in which the services are being rendered. A receivable is recognised by the Group when the services are rendered as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required. Further, the Group considers the terms of the contract and its customary business practices to determine the transaction price. The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

Profit on sale of investment with underlying real estate business

Profit on sale of investments of entities in the real estate business is recognised in the year in such investments are sold after adjusting the consideration received with carrying value of investment. The said profit is recognised as part of other operating income as in substance, such sale reflects the sale of real estate business. However, in case of loss on sale of such investments, the same is recognised as part of other expense.

Gain on fair valuation of investment (remaining stake)

Gain on fair valuation of investment is recognised in the year in which the remaining investment is fair valued basis the consideration received for the proportionate stake sale. The said gain is recognised as part of other operating income as there is underlying business of real estate development.

Revenue from real estate properties advisory and management services

Income arising from real estate properties advisory is recognised in the period in which the services are being rendered. The Group considers the terms of the contract and its customary business practices to determine the transaction price. The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

Revenue on account of settlement of existing project

Revenue from such settlement is recognised in the year in which the underlying executed documents are received and there exists no uncertainty in the ultimate collection of consideration.

Interest income

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

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

Gain on amortised cost financial assets

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

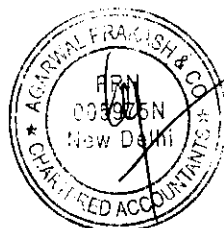
4.4 Inventories

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

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

Construction materials, stores and spares, tools and consumable are valued at lower of cost or net realisable value, on the basis of first-in first-out method.

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.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

4.5 Borrowing costs

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

4.6 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 Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)

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

Asset class	Useful life
Building – temporary structures	1 – 3 years
Plant and equipment	12 – 15 years
Office equipment	5 years
Computers	3 – 6 years
Furniture and fixtures	10 years
Vehicles	8 years
Ship	13 years

Leasehold improvements

Leasehold improvements have finite useful life and, therefore, are capitalised separately and amortised over the lease period or the estimated useful life of the leasehold improvements. Presently, the estimated useful life of the assets is less than the lease period and is as below:

Asset class	Useful life
Boundary wall	5 years
Water pipeline	12 years
Other infrastructure works	10 years
Electrical work	10 years

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

De-recognition

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



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

4.7 Investment property

Recognition and initial measurement

Investment properties are held to earn rentals or for capital appreciation, or both. Investment properties are measured initially 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 Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Though the Group measures investment property using cost-based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual valuation performed by an accredited external independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Subsequent measurement (depreciation and useful lives)

Depreciation on investment properties 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
Leasehold Land	Over lease period
Building and related fixtures	
Buildings	60 years
Fixtures	10 years
Plant and equipment	12 - 15 years

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

De-recognition

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

Investment property under development

Investment property under development represents expenditure incurred in respect of capital projects are carried at cost. Cost includes land, related acquisition expenses, development/construction costs, borrowing costs and other direct expenditure.

Right of use asset classified as investment property

The Group has taken a land on long-term lease for which it has recognised right of use assets. The Group has then sub-leased the said right of use assets under an operating lease and hence, this has been classified as investment property and measure accordingly.

4.8 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.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Subsequent measurement (amortisation)

The cost of capitalized software is amortized over a useful life of 3 to 4 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.

4.9 Assets held for sale

Non-current assets are classified as held for sale if their sale is considered highly probable. They are measured at fair value less cost to sell.

4.10 Lease

Where the Group is the lessee

Right of use assets and lease liabilities

Till financial year 2018-19, assets acquired on leases where a significant portion of risk and rewards of ownership are retained by the lessor were classified as operating leases. Lease rental are charged to statement of profit and loss on straight-line basis except where scheduled increase in rent compensate the lessor for expected inflationary costs.

For any new contracts entered into on or after 1 April 2019, the Group considers whether a contract is, or contains a lease (the transition approach has been explained and disclosed in Note 41). A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

Classification of leases

The Group enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

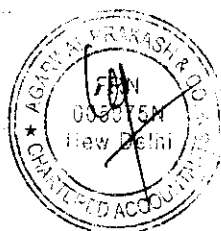
Recognition and initial measurement

At lease commencement date, the Group recognises a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequent measurement

The Group depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is



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Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Group has elected to account for short-term leases using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in statement of profit and loss on a straight-line basis over the lease term.

Where the Group is the lessor

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

4.11 Impairment of non-financial assets

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

4.12 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. **Equity investments** – All equity investments in scope of Ind AS 109 Financial Instruments ('Ind AS 109') are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Group decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and



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Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

loss (FVTPL). The Group makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

- iii. **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 Group has transferred its rights to receive cash flows from the asset measured at amortized cost (or, depending on the business model, at fair value through other comprehensive income).

Financial liabilities

Recognition and initial measurement

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

Subsequent measurement – Amortised cost

Subsequent to initial recognition, most of the liabilities are measured at amortised cost using the effective interest method.

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 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.

Offsetting of financial instruments

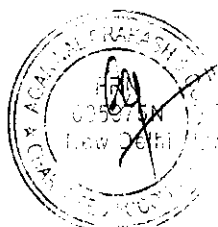
Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Net investment hedge

The Holding Company has entered into certain forward (derivative) contracts to hedge foreign currency risk. Derivative financial instruments are accounted at FVTPL except for derivatives designated as hedging instruments. To qualify for hedge accounting, the hedging relationship must meet conditions with respect to documentation, strategy and economic relationship of the hedged transaction.

Hedge of net investments in foreign operations are accounted for similar to cash flow hedges. The changes in fair value of forward element is recognised in other comprehensive income and accumulated in net investment hedge reserve in equity. The difference between forward and spot element at the date of designation of hedging instrument is amortised over the period of hedge. Gains and losses accumulated in equity are reclassified to profit or loss on partial or full settlement.

4.13 Impairment of financial assets



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Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

In accordance with Ind AS 109, the Group applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Group 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 Group 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 Group 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 Group 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 Group assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

4.14 Foreign currency

Functional and presentation currency

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

Transactions and balances

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

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

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

Translation of foreign operations

Functional and reporting currencies of foreign operations are different from the reporting currency of the Holding Company. In respect of foreign operations, assets and liabilities are translated at the exchange rate prevailing at the date of the balance sheet. The items in the statement of profit and loss are translated at the average exchange rate (that approximates the actual exchange rates) during the year. The exchange difference arising out of the translation are recognized in other comprehensive income and are accumulated as foreign currency translation reserve, in the balance sheet until the disposal of the net investments at which time they are recognised as income or as expenses.

4.15 Income taxes

Tax expense recognized in statement of profit and loss comprises the sum of current tax and deferred 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 profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).



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Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Minimum alternate tax ("MAT") credit entitlement is recognised as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognised as an asset, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

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

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

4.16 Cash and cash equivalents

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

4.17 Employee benefits

Defined contribution plan

The Group's contribution to provident fund and employee state insurance schemes is charged to the statement of profit and loss or inventorized as a part of real estate properties under development, as the case may be. The Group's contributions towards Provident Fund are deposited with the Regional Provident Fund Commissioner under a defined contribution plan.

Defined benefit plan

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

Other long-term employee benefits

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

Short-term employee benefits

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



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Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

4.18 Share based payments

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

4.19 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 Group; 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.

4.20 Earnings per share

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

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

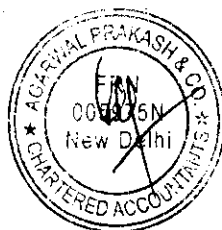
4.21 Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Group's consolidated 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 future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

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.



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Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

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

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

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

Significant estimates

The following are significant estimates in applying the accounting policies of the Group that have the most significant effect on the financial statements.

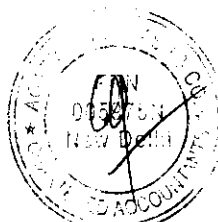
Revenue and inventories – The estimates around total budgeted cost i.e. outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims and other payments to the extent they are probable and they are capable of being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

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

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

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

Valuation of investment property – Investment property is stated at cost. However, as per Ind AS 40 there is a requirement to disclose fair value as at the balance sheet date. The Group engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. The determination of the fair value of properties requires the use of estimates such as future cash flows from the assets (such as lettings, future revenue streams, capital values of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. In addition, development risks (such as construction and letting risk) are also taken into consideration when determining the fair value of the properties under construction. These estimates are based on local market conditions existing at the balance sheet date.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note - 5

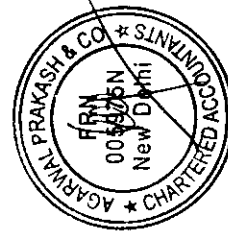
Property, plant and equipment

	Leasehold improvements	Building - temporary structure	Plant and equipment	Office equipment	Computers	Furniture and fixtures	Vehicles	Ships	Total
(₹ in lakhs)									
Gross block									
As at 1 April 2019	3,425.23	211.20	4,682.83	202.00	459.06	1,545.61	1,713.90	78.55	12,318.38
Additions	-	2.07	12.05	14.87	25.08	8.81	5.47	-	68.34
Adjustments/disposals#	-	8.30	300.89	12.91	11.99	1,033.75	386.39	-	1,754.22
As at 31 March 2020	3,425.23	204.97	4,393.99	203.96	472.15	520.67	1,332.98	78.55	10,632.50
Additions	-	-	4.05	1.35	2.87	-	-	-	8.27
Adjustments/disposals	-	17.64	37.61	30.62	6.61	35.72	92.15	-	220.35
Balance as at 31 March 2021	3,425.23	187.33	4,360.42	174.69	468.42	484.95	1,240.83	78.55	10,420.43
Accumulated depreciation									
As at 1 April 2019	1,260.36	194.71	3,367.36	89.99	340.30	892.57	1,015.59	26.89	7,187.77
Charge for the year	504.42	6.66	321.63	46.36	65.43	189.99	146.88	6.04	1,287.40
Adjustments/disposals#	-	8.30	269.39	9.04	10.40	673.78	350.15	-	1,321.06
As at 31 March 2020	1,764.78	193.07	3,419.60	127.31	395.33	408.78	812.32	32.93	7,154.11
Charge for the year	504.42	6.70	229.87	34.71	48.09	49.59	114.27	6.04	993.70
Adjustments/disposals	-	17.64	20.50	30.17	7.32	31.26	61.64	-	168.53
Balance as at 31 March 2021	2,269.20	182.13	3,628.97	131.84	436.10	427.12	864.95	38.97	7,979.28
Net block as at 31 March 2020	1,660.45	11.90	974.39	76.65	76.82	111.89	520.66	45.62	3,478.39
Net block as at 31 March 2021	1,156.03	5.19	731.45	42.85	32.32	57.84	375.88	39.58	2,441.14

This also includes property, plant and equipment of subsidiaries where controlling stake was disposed off during the previous year.

Notes :

(i) During the year, depreciation of ₹ 105.75 lakhs (31 March 2020): ₹ 134.24 lakhs) has been inventorized as part of real estate properties under development.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note - 6

Investment property

			(₹ in lakhs)
	Leasehold land	Building and related fixtures	Total
Gross block			
At 1 April 2019		-	-
Additions		25.19	25.19
Addition on account of transition to Ind AS 116	6,189.60	-	6,189.60
Balance as at 31 March 2020	6,189.60	25.19	6,214.79
Additions			
Disposal		(25.19)	(25.19)
Balance as at 31 March 2021	6,189.60	-	6,189.60
Accumulated depreciation			
At 1 April 2019		-	-
Charge for the year	73.91	-	73.91
Balance as at 31 March 2020	73.91	-	73.91
Charge for the year	73.71	-	73.71
Balance as at 31 March 2021	147.62	-	147.62
Net block as at 31 March 2020	6,115.69	25.19	6,140.88
Net block as at 31 March 2021	6,041.98	-	6,041.98

SPursuant to applicability of Ind AS 116 'Leases' from 1 April 2019, one of the subsidiary company has reclassified 'Prepayment for Land' balance amounting to ₹ 6,189.60 from 'Other non-current assets' to 'Investment property'. The underlying contract is for land taken on lease by the said subsidiary company, which has then sub-leased to another party under an operating lease.

(i) Investment property pledged as security

None of the above investment property has been pledged as security by the Group

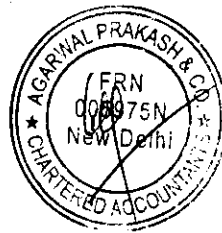
(ii) Amounts recognised in statement of profit and loss for investment property

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Rental income (including maintenance and car park income)	151.15	151.15
Less: Direct operating expenses generating rental income (including repair and maintenance)	-	-
Less: Direct operating expenses that do not generate rental income (including repair and maintenance)	-	-
Profit from leasing of investment properties before depreciation	151.15	151.15
Less: Depreciation	73.71	73.91
Profit from leasing of investment properties	77.44	77.24

(iii) Fair value

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Investment property	10,685.91	6,140.88

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Indiabulls Real Estate Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31
 March 2021

Note - 7 (Refer note 41)

Right of use assets	(₹ in lakhs)	
	Building	Total
Gross block		
As at 1 April 2019	5,566.81	5,566.81
Adjustments during the year	295.93	295.93
De-recognition on account of early termination of lease contract	289.54	289.54
Balance as at 31 March 2020	5,573.20	5,573.20
Adjustments during the year	-	-
De-recognition on account of early termination of lease contract	4,113.53	4,113.53
Balance as at 31 March 2021	1,459.67	1,459.67
Accumulated depreciation		
As at 1 April 2019	-	-
Charge for the year	1,808.61	1,808.61
De-recognition on account of early termination of lease contract	70.52	70.52
Balance as at 31 March 2020	1,738.09	1,738.09
Charge for the year	731.10	731.10
De-recognition on account of early termination of lease contract	1,084.03	1,084.03
Balance as at 31 March 2021	1,385.16	1,385.16
Net block as at 31 March 2020	3,835.11	3,835.11
Net block as at 31 March 2021	74.51	74.51

Note - 8

Intangible assets	(₹ in lakhs)	
	Computer softwares	Total
Gross block amount		
As at 1 April 2019	647.36	647.36
Additions	14.17	14.17
Adjustment for disposals# (refer note 48)	12.27	12.27
As at 31 March 2020	649.26	649.26
Additions	0.36	0.36
Adjustment for disposals	0.17	0.17
Balance as at 31 March 2021	649.45	649.45
Accumulated amortisation		
As at 1 April 2019	541.69	541.69
Charge for the year	40.51	40.51
Adjustment for disposals# (refer note 48)	4.18	4.18
As at 31 March 2020	578.02	578.02
Charge for the year	32.25	32.25
Adjustment for disposals	0.10	0.10
Balance as at 31 March 2021	610.17	610.17
Net block as at 31 March 2020	71.24	71.24
Net block as at 31 March 2021	39.28	39.28

#This also includes intangible assets of subsidiaries where controlling stake was disposed off during the previous year.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note - 9

A Investments - non-current

(i) Investment in equity shares - others

Quoted

RattanIndia Power Limited (face value of ₹ 10 each)[#]

	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
RattanIndia Power Limited (face value of ₹ 10 each) [#]	241,351,470	6,154.46	241,351,470	3,258.24

Unquoted*

Avinash Bhosale Infrastructure Private Limited (face value of ₹ 100 each)

Good Morning India Media Private Limited (face value of ₹ 10 each)

Jagati Publications Limited (face value of ₹ 10 each)

Avinash Bhosale Infrastructure Private Limited (face value of ₹ 100 each)	2,090,000	1,976.56	2,090,000	1,976.80
Good Morning India Media Private Limited (face value of ₹ 10 each)	2,500,000	-	2,500,000	217.32
Jagati Publications Limited (face value of ₹ 10 each)	1,972,221	-	1,972,221	977.12

(ii) Investment in preference shares - others

Unquoted*

Westend Propmart Private Limited (6% non cumulative optionally convertible preference shares ₹ 10 each)

Westend Propmart Private Limited (6% non cumulative optionally convertible preference shares ₹ 10 each)	3,350,000	-	3,350,000	317.70
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(iii) Investment in bonds - others^^

Unquoted

HDFC Bank Limited (Coupon rate 8.44%)

Housing Development Finance Corporation Limited (Coupon rate 8.43%)

Housing Development Finance Corporation Limited (Coupon rate 8.46%)

Housing Development Finance Corporation Limited (Coupon rate 8.35%)

Housing Development Finance Corporation Limited (Coupon rate 8.46%)

LIC Housing Finance Limited (Coupon rate 8.47% and face value of ₹ 1,000,000 each)

HDFC Bank Limited (Coupon rate 8.44%)	8	878.78	8	878.92
Housing Development Finance Corporation Limited (Coupon rate 8.43%)	20	2,148.64	20	2,148.06
Housing Development Finance Corporation Limited (Coupon rate 8.46%)	12	1,294.43	12	1,294.64
Housing Development Finance Corporation Limited (Coupon rate 8.35%)	10	1,098.65	10	1,098.82
Housing Development Finance Corporation Limited (Coupon rate 8.46%)	7	752.09	7	752.21
LIC Housing Finance Limited (Coupon rate 8.47% and face value of ₹ 1,000,000 each)	10	109.99	10	110.01
		14,404.60		13,029.84

Aggregate amount of unquoted investments (net)

8,250.14

9,771.60

Aggregate amount of quoted investments and market value

6,154.46

3,258.24

#This investment (being strategic in nature) is measured at fair value through other comprehensive income. The above values represents the fair values as at the end of the respective reporting year. No dividends have been received from such investments during the year.

**All the investments are designated as fair value through profit and loss, unless otherwise stated.*

^^Face value of ₹ 10,000,000 each unless otherwise stated

B Investments - current

Investment in mutual funds (quoted)

Indiabulls Liquid Fund - Direct Plan - Growth

[5,242,628 (31 March 2020 7,762,659) units]

Indiabulls Savings Fund - Direct Plan - Growth

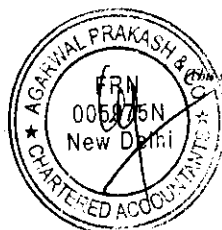
[Nil (31 March 2020 : 100) units]

Indiabulls Liquid Fund - Direct Plan - Growth [5,242,628 (31 March 2020 7,762,659) units]	105.18	150.58
Indiabulls Savings Fund - Direct Plan - Growth [Nil (31 March 2020 : 100) units]	-	6.67
	105.18	157.25

Aggregate amount of quoted investments and market value

105.18

157.25



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Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 10		
A Loans - non current^a		
(Unsecured, considered good)		
Security deposits	572.59	1,853.65
	<u>572.59</u>	<u>1,853.65</u>
B Loans - current^a		
(Unsecured, considered good)		
Security deposits	452.93	1,010.91
Inter-corporate loans inclusive of interest accrued ₹ 69.80 lakhs (previous year ₹ 5,862.44 lakhs)	23,008.12	90,963.50
	<u>23,461.05</u>	<u>91,974.41</u>
#The Company does not have any loans which are either credit impaired or where there is significant increase in credit risk.		
Note - 11		
A Other financial assets - non-current		
(Unsecured, considered good)		
Bank deposits with maturity of more than 12 months (inclusive of interest accrued ₹ 4.74 lakhs (previous year ₹ 54.51 lakhs)) (refer note 17)	1,735.12	5,292.79
Other advances ^c	3.45	-
	<u>1,738.57</u>	<u>5,292.79</u>
^a Bombay stock exchange limited debt recovery security fund		
B Other financial assets - current		
(Unsecured, considered good)		
Earnest money deposit	1.00	1.00
Receivable against sale of investments (refer note 48)	92,896.51	155,868.31
Loans to employees	91.08	383.36
Other advances	454.96	476.10
	<u>93,443.55</u>	<u>156,728.77</u>
Note - 12		
Deferred tax assets (net)		
Deferred tax asset arising on account of		
Property plant and equipment, investment property and intangible assets - depreciation and amortization	122.87	67.83
Right of use assets and lease liability	-	84.71
Employee benefits	484.53	553.79
Reversal of revenue and related costs as per Ind AS 115	19,500.26	25,395.35
Unrealised margin on inventories	-	6,919.19
Impairment for investments, financial and non-financial assets	187.99	692.16
	<u>20,295.65</u>	<u>33,713.03</u>

- (i) The Group has unabsorbed business losses and unabsorbed depreciation 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. Deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilised. Further tax losses are available for offset for maximum period of eight years from the incurrence of loss.
- (ii) The Group did not recognise deferred tax liability of ₹ 45,044.66 lakhs (31 March 2020 ₹ 40,066.98 lakhs) with respect to unremitted retained earnings of Group subsidiaries wherever it controls the timing of the distribution of profits and it is probable that the subsidiaries will not distribute the profits in the foreseeable future.

(iii) **Caption wise movement in deferred tax assets is as follows**

(₹ in lakhs)

Particulars	01 April 2019	Recognised in other comprehensive income	Recognised in statement of profit and loss	Recognised in other equity	31 March 2020
Assets					
Property plant and equipment, investment property and intangible assets - depreciation and amortization	69.46	-	(1.63)	-	67.83
Right of use assets and lease liability	-	-	84.71	-	84.71
Employee benefits	1,081.47	(4.82)	(522.86)	-	553.79
Interest expense - adjustment arising on account of Income Computation and Disclosure Standards	582.92	-	(582.92)	-	-
Impairment for investments, financial and non-financial assets	1,919.20	-	(1,227.04)	-	692.16
Unabsorbed long-term capital losses	2,684.94	-	(2,684.94)	-	-
Unrealised margin on inventories	14,409.57	-	(7,490.38)	(7,025.24)	6,919.19
Reversal of revenue and related costs as per Ind AS 115	40,688.34	-	(8,267.75)	-	25,395.35
Liabilities					
Derivative assets - mark to market gain on derivative contract	(1,133.03)	-	1,133.03	-	-
Fair valuation gain on investments	(1,918.36)	-	1,918.36	-	-
Sub-total	58,384.51	(4.82)	(17,641.42)	(7,025.24)	33,713.03
Minimum alternative tax credit entitlement	2,982.56	-	(2,982.56)	-	-
Total	61,367.07	(4.82)	(20,623.98)	(7,025.24)	33,713.03



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Particulars	01 April 2020	Recognised in other comprehensive income	Recognised in statement of profit and loss	Recognised in other equity	31 March 2021
Assets					
Property plant and equipment, investment property and intangible assets depreciation and amortization	67.83	-	55.04	-	122.87
Right of use assets and lease liability	84.71	-	(84.71)	-	-
Employee benefits	533.79	0.11	(69.37)	-	484.53
Impairment for investments, financial and non financial assets	692.16	-	(504.17)	-	187.99
Unrealised margin on inventories	6,919.19	-	-	(6,919.19)	-
Reversal of revenue and related costs as per Ind AS 115	25,395.35	-	(5,895.09)	-	19,500.26
Total	33,713.03	0.11	(6,498.30)	(6,919.19)	20,295.65

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 13		
Non-current tax assets (net)		
Advance income tax, including tax deducted at source (net of provisions)	14,464.99	20,880.44
	14,464.99	20,880.44

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 14		
A Other non-current assets		
(Unsecured, considered good)		
Capital advances to suppliers	0.08	0.22
Prepaid expenses	30.08	84.69
Security deposits#	6,500.00	6,500.00
Balances with statutory and government authorities	329.87	333.33
	6,860.03	6,918.24
#to be adjusted with purchase of land		
B Other current assets		
(Unsecured, considered good unless otherwise stated)		
Mobilization advances	2,492.13	2,882.38
Advance to suppliers/service providers (doubtful balance of ₹ 509.27 lakhs (31 March 2020 ₹ 509.27 lakhs))	5,156.93	7,270.93
Prepaid expenses	234.91	199.77
Balances with statutory and government authorities (doubtful balance of ₹ 875.00 lakhs (31 March 2020 ₹ 875.00 lakhs))	6,057.15	6,356.03
Stamp paper in hand	-	4.50
Land advances (doubtful advance of ₹ 17.07 lakhs (31 March 2020 ₹ 17.07 lakhs))	1,577.07	7,517.07
Other advances	260.77	1,584.20
	15,778.96	25,814.88
Less: Impairment for non-financial assets	(1,401.34)	(1,401.34)
	14,377.62	24,413.54

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 15		
Inventories		
A Real estate properties under development (at cost)		
Cost of properties under development	1,199,466.45	1,208,522.29
Less: Transferred to developed properties	(723,397.86)	(706,745.51)
	476,068.59	501,776.78
Less: Impairment of inventories	(805.00)	(13,569.67)
	475,263.59	488,207.11
B Real estate properties - developed (at cost)		
Cost of developed properties	723,397.86	706,745.51
Less: Cost of revenue recognized till date	(581,620.22)	(489,045.21)
	141,777.64	217,700.30
Less: Provision for expected loss	(5,911.40)	(5,911.40)
	135,866.24	211,788.90
C Construction materials in stock (at cost)	7,483.15	5,639.32
	618,612.98	705,635.33

- Notes :**
- During the year ended 31 March 2021, the Group has inventorised borrowing cost of ₹ 5,824.49 lakhs (31 March 2020 ₹ 3,988.05 lakhs) to cost of real estate project under development. The Group entities has capitalised the interest expense related to specific borrowings obtained for real estate properties under development.
 - The weighted average rate of interest capitalisation is in the range of 10.00% to 16.65% basis the underlying borrowings of respective entities.
 - Inventories amounting to ₹ 408,983.28 lakhs (31 March 2020: ₹ 414,542.76) lakhs have been pledged/mortgaged as security for liabilities.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 16		
Trade receivables		
(Unsecured considered good, unless otherwise stated)		
Trade receivables considered good - unsecured	30,019.04	8,015.01
Trade receivables - credit impaired	31.62	33.04
	<u>30,050.66</u>	<u>8,048.05</u>
Less: Impairment for trade receivables (expected credit loss)	(34.62)	(33.04)
	<u><u>30,019.04</u></u>	<u><u>8,015.01</u></u>

Note: Trade receivables amounting to ₹ 26,339.91 lakhs (31 March 2020: ₹ 4,184.15 lakhs) have been pledged/mortgaged as security for liabilities

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 17		
Cash and cash equivalents		
Cash on hand		14.95
Balances with banks - in current accounts	8,116.09	4,777.32
Bank deposits with original maturity upto three months	25.16	25.16
	<u>8,116.09</u>	<u>4,817.43</u>

Notes with respect to bank deposits (including bank deposits under Note 11A and Note 18) :

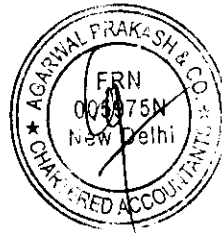
- (i) Bank deposits of ₹ 6,762.98 lakhs (excluding interest accrued) (31 March 2020: ₹ 5,157.08 lakhs) have been pledged against bank guarantees and overdraft facility
- (ii) Bank deposits of ₹ Nil (excluding interest accrued) (31 March 2020: ₹ 2,875.48 lakhs) have been lien marked as a security for servicing of term loan and debentures interest
- (iii) Bank deposits of ₹ 168.00 lakh (excluding interest accrued) (31 March 2020: ₹ 168.00 lakhs) to maintain debt service reserve account
- (iv) Bank deposits of ₹ 741.99 lakhs (excluding interest accrued) (31 March 2020: ₹ 201.62 lakhs) have been lien marked as a security for valued added tax registration, for fire no objection certificate and for other government authorities
- (v) Bank deposits of ₹ 5,000.00 lakhs (excluding interest accrued) (31 March 2020: ₹ 25,000.00) have been lien marked to third party as a security to fulfill certain business obligations

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 18		
Other bank balances		
Balances with banks - in unclaimed dividend accounts*	9.42	38.74
Bank deposits with maturity of more than three months and upto twelve months (inclusive of interest accrued ₹ 136.78 lakhs (previous year ₹ 399.52 lakhs)) (refer note 17)	<u>11,590.44</u>	<u>32,667.47</u>
	<u><u>11,599.86</u></u>	<u><u>32,706.21</u></u>

* Unclaimed dividend account pertains to dividend not claimed by equity shareholders and the Holding Company does not have any right on the said money

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 19		
Assets held for sale		
Assets held for sale (refer note 48(n) and 56)	<u>9,003.87</u>	<u>9,003.87</u>
	<u><u>9,003.87</u></u>	<u><u>9,003.87</u></u>

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Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note - 20

A Equity share capital

	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
i Authorised				
Equity share capital of face value of ₹ 2 each	750,000,000	15,000.00	750,000,000	15,000.00
	750,000,000	15,000.00	750,000,000	15,000.00
ii Issued, subscribed and fully paid up				
Equity share capital of face value of ₹ 2 each fully paid up	451,538,712	9,030.77	454,663,876	9,093.28
		9,030.77		9,093.28
iii Reconciliation of number of equity shares outstanding at the beginning and at the end of the year				
Equity shares				
Balance at the beginning of the year	454,663,876	9,093.28	450,690,289	9,013.61
Add: Issued during the year			3,983,587	79.67
Less: Investment in Treasury Shares (Own Shares)	3,125,164	62.51		
Balance at the end of the year	451,538,712	9,030.77	454,663,876	9,093.28

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

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Holding Company. In the event of liquidation of the Holding Company, all preferential amounts, if any, shall be discharged by the Holding Company. The remaining assets of the Holding 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 Holding Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.

v Details of shareholder holding more than 5% share capital

	31 March 2021
Name of the equity shareholder	Number of shares
Embassy Property Developments Private Limited	63,095,240
SG Infralands Private Limited	
SG Devbuild Private Limited	
Morgan Stanley Asia (Singapore) PTE	

	31 March 2020
Name of the equity shareholder	Number of shares
Embassy Property Developments Private Limited	63,095,240
SG Infralands Private Limited	43,600,000
SG Devbuild Private Limited	25,100,000
Morgan Stanley Asia (Singapore) PTE	23,356,826

vi Aggregate number of shares issued for consideration other than cash

No shares have been issued for other than cash during the period of five years immediately preceding 31 March 2021

vii During the year ended 31 March 2021, the Holding Company, through its established trust "Indiabulls Real Estate Limited – Employees Welfare Trust" (the "Trust") had in compliance with SEBI (Share Based Employee Benefits) Regulations, 2014 purchased 3,125,164 Equity shares from the open market, for the implementation and administration of its employees benefit schemes. The face value of these shares have been deducted from the paid-up share capital of the Holding Company, and the excess of amount paid over face value for their acquisition have been adjusted in the other equity.

viii Aggregate number of shares bought back

- During the year ended 31 March 2019, 26,000,000 equity shares were bought back at an average price of ₹ 170.85 per share from the open market through stock exchanges using electronic trading facilities of BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") in accordance with section 68, 69 and 70 and all other applicable provisions, if any, of the Companies Act, 2013 and SEBI Regulation 2018 (as amended).
- During the year ended 31 March 2018, 5,796,000 equity shares were bought back at an average price of ₹ 89.76 per share from the open market through stock exchanges using electronic trading facilities of BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") in accordance with section 68, 69 and 70 and all other applicable provisions, if any, of the Companies Act, 2013 and SEBI Regulation 2018 (as amended).
- During the year ended 31 March 2017, 28,250,000 equity shares were bought back at an average price of ₹ 78.01 per share from the open market through stock exchanges using electronic trading facilities of BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") in accordance with section 68, 69 and 70 and all other applicable provisions, if any, of the Companies Act, 2013 and SEBI Regulation 2018 (as amended).

ix Shares reserved for issue under options

For details of shares reserved for issue under the Employee Stock Option Plan (ESOP) of the Holding Company, refer note 46.

B Preference share capital

	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
i Authorised				
Preference share capital of face value of ₹ 10 each#	364,000,000	36,400.00	364,000,000	36,400.00
		36,400.00		36,400.00

Since the Holding Company has not issued preference shares, hence, other disclosures are not presented.

C Instruments entirely equity in nature

	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
i Authorised				
0.00001% Optionally convertible redeemable preference shares of face value of ₹ 10 each	1,050,000,000	105,000.00	1,050,000,000	105,000.00
		105,000.00		105,000.00

ii Issued, subscribed and fully paid up

0.00001% Optionally convertible redeemable preference shares of face value of ₹ 10 each	425,000,000	42,500.00	425,000,000	42,500.00
		42,500.00		42,500.00

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

Balance at the beginning of the year	425,000,000	42,500.00	1,048,280,000	104,828.00
Less: Adjusted during the year*			(623,280,000)	(62,328.00)
Balance at the end of the year	425,000,000	42,500.00	425,000,000	42,500.00

* During the previous year, these shares were acquired by Holding Company and hence, eliminated in consolidated financial statements.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

iv Rights, preferences and restrictions attached to optionally convertible redeemable preference shares ("OCRPS")

000001"n Optionally convertible redeemable preference shares of face value of ₹ 10 each fully paid up, the payment of dividend shall be on non cumulative basis. Subject to the provisions of the Companies Act 2013, the OCRPS shall be optionally convertible, at sole discretion of the issuer company, at any time in one or more tranches within a period not exceeding 20 years from the date of allotment at the price which shall be the face value of the equity shares of the issuer company.

Subject to the provisions of the Companies Act 2013, the OCRPS shall be redeemable, at cash, on the expiry of 20 years from the date of allotment, at the lower of either (a) an appropriate discount to the fair value of the equity shares (on the date of such redemption) of the issuer company, assuming conversion, OR (b) issue price of OCRPS (including securities premium, if any).

v Details of shareholders holding more than 5% share capital

Name of the preference shareholder	31 March 2021	31 March 2020
	Number of shares	Number of shares
Indiabulls Properties Private Limited	425,000,000	425,000,000

vi Aggregate number of preference shares issued for consideration other than cash

No preference shares have been issued for consideration other than cash during the period of five years immediately preceding 31 March 2021

vii Aggregate number of preference shares bought back

No preference shares have been bought back during the period of five years immediately preceding 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 21		
Other equity		
Reserves and surplus		
General reserve	55,812.69	53,312.65
Capital reserve	27,720.50	27,720.50
Debenture redemption reserve	29,875.00	32,375.04
Capital redemption reserve	2,200.92	2,200.92
Share options outstanding account	749.91	814.85
Securities premium	538,030.36	538,361.07
Retained earnings	(334,250.66)	(327,942.04)
Other comprehensive income		
Fair valuation of equity instruments	(28,624.14)	(31,520.36)
Foreign currency translation reserve	6,179.29	8,879.61
	296,693.87	304,202.24

Nature and purpose of other reserves

General reserve

The Holding Company is required to create a general reserve out of the profits when the Company declares dividend to shareholders.

Capital reserve

The Holding Company has issued share warrants in the earlier years. This reserve is created on account of forfeiture of share application money received on account of issuance of share warrants as share warrants holders did not exercise their rights.

Debenture redemption reserve

The Holding Company and its subsidiaries (wherever debenture balances are outstanding) are required to create a debenture redemption reserve out of the profits which are available for redemption of debentures.

Capital redemption reserve

The same has been created in accordance with provisions of the Companies Act, 2013 for the buy back of equity shares from the market.

Share options outstanding account

The reserve is used to recognize the expense related to stock options issued to employees under Holding Company's employee stock option plans.

Securities premium

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with provisions of the Companies Act, 2013.

Retained earnings

Retained earnings is used to record balance of statement of profit and loss.

Fair valuation of equity instruments

The Holding Company and certain subsidiaries of the Company has elected to recognise the fair value of certain investments in equity shares in other comprehensive income. These changes are accumulated within this reserve under the head equity. The Company transfers amounts from this reserve to retained earnings when the relevant equity instruments are derecognised.

Treasury Shares

The Company had created "Indiabulls Real Estate Limited – Employees Welfare Trust" (the "Trust") for the implementation of schemes namely employees stock options plans, employees stock purchase plan and stock appreciation rights plan. The Company treats the trust as its extension and the Company's own shares held by the trust are treated as treasury shares. The premium over face value of the acquired treasury shares are presented as a deduction from the securities premium reserve. The original cost of treasury shares and the proceeds of any subsequent sale are presented as movements in equity.

Foreign currency translation reserve

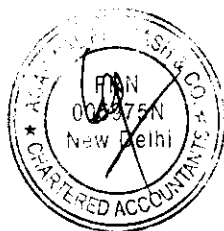
In case of foreign subsidiaries, revenue items are consolidated at the average rate prevailing during the year. All assets and liabilities are converted at rates prevailing at the end of the year. Any exchange difference arising on consolidation is recognised in the Foreign currency translation reserve (FCTR).



	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 22		
A Borrowings - non-current		
Secured loans		
Debentures		
Non-convertible debentures (redeemable) (refer note (i) below)	34,340.54	97,942.85
Less: current maturities of non-current borrowings (refer note 27)	(11,981.22)	(51,741.34)
	<u>22,359.32</u>	<u>46,201.51</u>
Bonds		
Non-convertible bonds (refer note (ii) below)		34,192.33
Less: current maturities of non-current borrowings (refer note 27)		(1,234.06)
	<u>-</u>	<u>32,958.33</u>
Term loans		
From banks (refer note (iii) below)	18,310.29	137,784.63
Less: current maturities of non-current borrowings (refer note 27)	(2,864.03)	(118,032.51)
	<u>15,446.26</u>	<u>19,752.12</u>
	<u>37,805.58</u>	<u>98,911.96</u>

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

	Particulars	Security	Maturity date	31 March 2021 ₹ in lakhs	31 March 2020 ₹ in lakhs
1	190 Redeemable non-convertible debentures issued on 9 September 2016 for ₹ 1,900 lakhs @ 9.85% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	8 July 2022	1,892.07	1,886.50
2	250 Redeemable non-convertible debentures issued on 7 September 2016 for ₹ 2,500 lakhs @ 9.80% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	7 July 2022	2,488.60	2,480.60
3	300 Redeemable non-convertible debentures issued on 16 August 2016 for ₹ 3,000 lakhs @ 10.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	16 June 2022	2,980.65	2,966.42
4	200 Redeemable non-convertible debentures issued on 18 July 2016 for ₹ 2,000 lakhs @ 10.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	18 May 2022	1,986.68	1,975.82
5	250 Redeemable non-convertible debentures issued on 12 July 2016 for ₹ 2,500 lakhs @ 10.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	12 May 2022	2,483.34	2,469.78
6	150 Redeemable non-convertible debentures issued on 8 July 2016 for ₹ 1,500 lakhs @ 10.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	6 May 2022	1,490.01	1,481.87
7	160 Redeemable non-convertible debentures issued on 8 July 2016 for ₹ 1,600 lakhs @ 10.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	6 May 2022	1,589.34	1,580.66
8	750 Redeemable non-convertible debentures issued on 29 June 2016 for ₹ 7,500 lakhs @ 10.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Panvel & Savroli-Khalapur held and owned by the Holding Company and its certain subsidiary companies respectively by way of pari-passu charge	29 April 2022	7,448.63	7,406.01
9	4,800 Redeemable non-convertible debentures issued on 27 June 2018 for ₹ 48,000 lakhs @ 9.50% of face value ₹ 1,000,000 each	Mortgage on immovable properties situated at Panvel & Gurugram held and owned by the Holding Company and its certain subsidiary companies by way of pari-passu charge	27 June 2021 and 26 June 2020	11,981.22	47,773.47
10	100 Redeemable non-convertible debentures issued on 18 March 2016 for ₹ 1,000 lakhs @ 10.75% of face value ₹ 1,000,000 each	Mortgage on immovable properties situated at Panvel and Savroli held and owned by the Holding Company and its certain subsidiary companies by way of pari-passu charge	18 March 2021		993.06

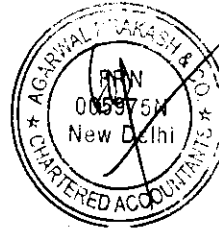


Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

11	200 Redeemable non-convertible debentures issued on 18 March 2016 for ₹ 2,000 Lakhs @ 10.75% of face value ₹ 1,000,000 each	Mortgage on immovable properties situated at Patel and Savroh held and owned by the Holding Company and its certain subsidiary companies by way of pan passu charge	18 March 2021	1,979.07
12	5,000 Redeemable non-convertible debentures issued on 29 June 2017 for ₹ 50,000 Lakhs @ 9.00% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Gurugram and Savroh held and owned by the Holding Company and its certain subsidiary companies by way of pan passu charge	29 June 2020 and 28 June 2019	24,949.59

* Non-convertible debentures are listed on Wholesale Debt Market (WDM) segment of BSE Limited.

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Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(ii) Repayment terms (including current maturities) and security details for non-convertible bonds :

Particulars	Maturity date	Security details	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Redeemable non-convertible bonds issued on 31 December 2019 for ₹ 33,000.00 lakhs of face value ₹ 1,000,000 each. This carries interest rate of 10.85%.	Repayable in 35 monthly installments of ₹ 135.00 lakhs starting on 31 January, 2020 and buller payment of ₹ 30,275.00 lakhs at the end of 36 months. During the year ended 31 March, 2021 the company has repaid the entire outstanding Non-convertible bonds	Refer Note 1 below	-	34,192.33

* These non-convertible bonds were listed on the Wholesale Debt Market segment of BSE Limited

Note 1

Details of security offered by such subsidiary:

- First ranking and exclusive mortgage on the -
 - Unsold units of the project,
 - Chargeable receivables and the insurance policies,
 - Chargeable account assets,
 - Inter-corporate deposits (current loans),
 - Floor space index (FSI), balance TDR/Chargeable FSI to be consumed on the project, and other rights, title, benefit and interest arising out of or loaded over in respect of the project property, both present and future, pursuant to or in connection with the construction and development of the project,
 - Present and future fixed movable assets of the subsidiary company pertaining to the Project, and
 - All present and future current assets of the subsidiary company pertaining to the Project, including without limitation the subsidiary company's cash in hand, stocks, raw materials, book debts, inventories, claims, bills, outstanding monies receivables, all investments, other receivables of the subsidiary company, (collectively called the "Company Mortgaged Properties"),
- First ranking and exclusive mortgage on the subsidiary company additional mortgage properties.
- First ranking and exclusive charge by way of hypothecation on Indiabulls Distribution Services Limited (IDSL) hypothecated properties (ie all right, title, benefits, claims and demands, present and future, whatsoever of IDSL, in, to, under or in respect of, the IDSL subordinated debt and the IDSL transaction documents, and IDSL trade receivables), however these properties have been cancelled in the month of March 2020;
- First ranking and exclusive charge by way of hypothecation on corporate guarantor (Holding Company) subordinated debt hypothecated properties, and
- First ranking and exclusive pledge over the equity shares and other securities of the subsidiary company constituting 100% of the total issued and paid up share capital of the subsidiary company along with voting rights (on a fully diluted basis), but excluding 6 equity shares held by nominees of the corporate guarantor (pledged securities)

(iii) Repayment terms (including current maturities) and security details for term loan from banks:

- During the year ended 31 March 2020, the Holding Company had availed term loan of ₹ 10,400.00 lakhs from RBI Bank Limited and interest payable monthly, secured by exclusive charge by way of registered mortgage over 19 identified unsold properties in Tower - A of the project "IBL Estate and Club" (project in one of the subsidiary company) along with proportionate undivided share of land, common area, common amenities and car parks pertaining to said properties. The loan was repayable in 12 equal monthly installments post the principal moratorium period of 6 months although the entire loan has been repaid during the current year. The rate of interest was 11.50% p.a. (RBI Bank's MCLR plus spread). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 7,715.63 lakhs).
- During the year ended 31 March 2019, the Holding Company had availed term loan of ₹ 100,000.00 lakhs from Yes Bank Limited and interest payable monthly, secured by first pari passu charge by way of equitable mortgage on immovable properties located at various locations and owned by certain subsidiary companies. The loan was repayable in three installments at 30%, 35% and 35% at the end of 21st month, 24th month and 27th month from the date of first disbursement although the entire loan has been repaid during the current year. The rate of interest was 10.90% p.a. (Yes Bank's MCLR plus spread). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 99,350.46 lakhs).
- During the year ended 31 March 2018, the Holding Company had availed term loan of ₹ 10,000.00 lakhs from RBI Bank Limited and interest payable monthly, secured by first pari passu charge by way of equitable mortgage on immovable properties located at Savroli and owned by certain subsidiary companies. The loan was repayable in three installments at 20%, 30% and 50% at the end of one year, two year and three year from the date of disbursement although the entire loan has been repaid during the current year. The rate of interest was 11.35% p.a. (RBI Bank's overnight MCLR). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 4,987.05 lakhs).
- During the year ended 31 March 2018, the Holding Company had availed term loan of ₹ 5,000.00 lakhs from RBI Bank Limited and interest payable monthly, secured by exclusive charge by way of equitable mortgage on immovable properties located at Gurugram and owned by certain subsidiary companies. The loan was repayable in three installments at 20%, 30% and 50% at the end of one year, two year and three year from the date of disbursement although the entire loan has been repaid during the current year. The rate of interest was 11.35% p.a. (RBI Bank's overnight MCLR). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 2,493.68 lakhs).
- During the year ended 31 March 2015, the Holding Company had availed term loan of ₹ 28,000.00 lakhs from Axis Bank Limited and interest payable monthly, primarily secured by mortgage on immovable properties situated at Savroli held and owned by the certain subsidiary companies. The loan was further secured by collateral security on immovable properties of certain subsidiary companies. Additionally, the aforesaid term loan was also secured by way of pari passu charge on all the project related receivables, if any, of its certain subsidiary companies. Further, there was corporate guarantee issued by its certain subsidiary Companies. The loan was repayable in 16 equal quarterly installments after moratorium period of two years from date of first disbursement although the entire loan has been repaid during the current year. The rate of interest was 9.55% p.a. (Axis Bank's six month MCLR plus spread). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 3,485.69 lakhs).
- During the year ended March 31, 2019, one of the subsidiary company entered into borrowing arrangement to finance the construction and development of the real estate project by signing a Construction Term Loan arrangement with Indusind Bank Limited ("INDUSIND") of ₹ 20,000.00 lakh as per under mentioned table:

Particulars #	Year	₹ in lakhs		
		Sanction	Drawdown	Outstanding
Indusind Bank	31-03-2020	20,000.00	20,000.00	19,752.17
	31-03-2021	20,000.00	20,000.00	18,310.29

The rates are determined on the basis of Bank's MCLR rate and bank's margin.

The Loan are secured by Pari-passu charge by way of registered mortgage of all buildings & structures, title and rights of the borrower for residential project "Indiabulls Greens and Park" having saleable area of 87,31,226 sq.ft. First pari passu charge by way of hypothecation on the project sold & unsold receivables for the residential project "Indiabulls Green and Park" having saleable area of 87,31,226 sq.ft. and the borrower will maintain an escrow account with indusind bank till repayment of their facility. For the aforesaid loan corporate guarantee given by Indiabulls Real Estate Limited and Diana Infrastructure limited (land owner). Term Loan of ₹ 20,000.00 Lakh shall be repayable in 8 structured quarterly instalments starting from the end of 33 months from the date of disbursement of loan

B Borrowings - current

Secured Loans

- Debentures*
- Non-convertible debentures (redeemable) (refer note (i) below)
- Borrowings from financial institutions **

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Debentures*	-	-
Non-convertible debentures (redeemable) (refer note (i) below)	5,000.00	-
Borrowings from financial institutions **	64,600.00	-
	69,600.00	-



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
1. Repayment terms and security details for non-convertible debentures

Particulars	Security	Maturity date	31 March 2021	31 March 2020
			(₹ in lakhs)	(₹ in lakhs)
500 Redeemable non-convertible debentures issued on 12 Nov 2020 for ₹ 5,000.00 lakhs @ 10.50% of face value ₹ 1,000,000 each	Secured by mortgage on immovable properties situated at Parvul held and owned by a subsidiary company	12 Nov 2021	5,000.00	-

* Non-convertible debentures are listed on Wholesale Debt Market (WDM) segment of BSE Limited.

** During the financial year ended 31 March 2021, certain subsidiaries of the company have availed ₹ 64,600.00 lakhs loan from Non Banking Financial Companies (NBFC), which are secured by exclusive charge on respective project under development and unsold developed properties/units and all revenue receivables of such subsidiaries. These loans carry interest rates varying between 10% to 12%. These loans are repayable on demand.

Note - 23
A Lease liabilities - non-current

Lease liabilities (Refer note 41)

	2,376.02
	<u>2,376.02</u>

B Lease liabilities - current

Lease liabilities (Refer note 41)

69.56	1,414.06
<u>69.56</u>	<u>1,414.06</u>

Note - 24
Trade payables - current

(i) Total outstanding dues of micro enterprises and small enterprises*

7,215.20	3,716.42
<u>7,215.20</u>	<u>3,716.42</u>

* Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSME Act, 2006") as at 31 March 2021 and 31 March 2020:

Particulars	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
(i) the principal amount remaining unpaid to any supplier as at the end of each accounting year,	7,215.20	3,716.42
(ii) Interest due thereon	-	-
(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,	-	-
(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,	-	-
(v) the amount of interest accrued and remaining unpaid at the end of each accounting year, and	-	-
(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.	-	-

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 Group

Note - 24 (cont'd)
Trade payables - current

(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises

Due to others

Retention money

	11,059.64	24,705.26
	11,788.35	16,306.53
	<u>22,847.99</u>	<u>41,011.79</u>

Note - 25
A Provisions - non-current

Provision for employee benefits:

Gratuity (refer note 45)

Compensated absences (refer note 45)

907.74	1,162.18
268.26	410.01
<u>1,176.00</u>	<u>1,572.19</u>

B Provisions - current

Provision for claims and compensation

Provision for employee benefits

Gratuity (refer note 45)

Compensated absences (refer note 45)

7,611.97	7,156.53
79.17	62.19
50.37	20.72
<u>7,732.51</u>	<u>7,239.44</u>

Note - 26
A Other non-current liabilities

Deferred revenue

Advance received for land

10,548.17	10,685.41
6,500.00	6,501.56
<u>17,048.17</u>	<u>17,186.97</u>

B Other current liabilities

Payable to statutory and government authorities

Advance from customers

Deferred revenue

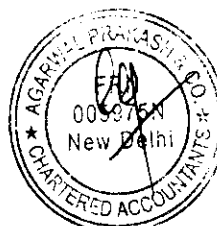
Liability against development rights

Other advances received#

Other liabilities

597.15	3,151.43
283,721.63	324,105.59
188.82	188.82
5,600.00	5,600.00
9,000.00	9,000.00
3,295.46	2,105.75
<u>302,403.06</u>	<u>344,151.59</u>

In the current and previous year, the balance of ₹ 9,000 lakhs represents advance received against the assets held for sale.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 27		
Other financial liabilities - current		
Current maturities of long-term borrowings		
Non-convertible debentures	11,981.22	51,741.34
Bonds	-	1,234.00
Term loans	2,864.03	118,032.51
Interest accrued on borrowings	1,756.15	2,561.49
Unpaid dividend on equity shares*	9.43	38.75
Security deposits from customers	78.57	84.39
Bank overdraft**	36,672.87	63,253.26
Payable for investment**	-	5,109.00
Advance refundable to customers‡	730.08	1,062.21
Expenses payable	5,881.02	9,076.21
	59,973.17	252,193.19

*Not due for credit to 'Investor Education and Protection Fund'

**Subsequent to the year-end, this has been adjusted with loan money received on 07 April 2021 (Previous year 03 April 2020 and 08 April 2020). This loan was pre-approved before the year-end

**During the previous year, this amount was payable against purchase of an investment

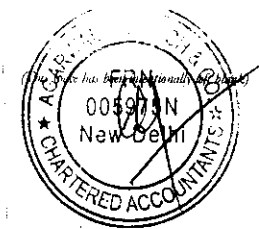
‡On account of cancellation of properties.

Note - 28

Current tax liabilities (net)

Provision for income tax, net of advance tax and tax deducted at source

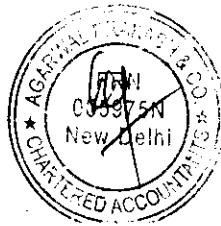
430.36	1,991.54
430.36	1,991.54



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 29		
Revenue from operations		
Revenue from real estate properties (refer note 55)	150,683.34	78,623.43
Revenue on account of settlement of existing project (refer note 58)	-	13,707.00
Revenue from real estate properties advisory and management services	-	1,130.83
Revenue from sale of land	299.50	-
Rental and land lease	151.15	151.15
Revenue from construction contracts	44.16	20,043.77
Other operating income		
Revenue from sale of commercial undertaking (refer note 48(v))	-	103,500.00
Profit on sale of stake in joint ventures with underlying real estate business (refer note 48(v))	-	78,054.65
Profit on sale of stake in subsidiaries with underlying real estate business (refer note 48 and 49)	-	1,182.42
Net gain on settlement through merger scheme and fair value impact of assets held for sale (refer note 56)	-	21,406.90
Profit on sale of investments in entity carrying out real estate business	-	5,000.00
Income from advisory services	-	4.72
Interest income on delayed payments from customers	24.27	219.93
Service receipts and forfeiture income	939.33	1,013.60
	152,141.75	327,078.42
Note - 30		
Other income		
Interest income on loans, bank deposits and others	5,496.44	11,390.20
Interest income on other amortised cost financial assets	84.60	494.39
Profit on sale of investments in mutual funds (net)	173.97	733.77
Foreign exchange gain (net)	-	-
Amortisation of derivative balance (difference between forward and spot element)	5,458.28	3,498.48
Excess provision/liabilities written back	-	154.67
Modification gain on de-recognition of lease contracts	2,013.56	322.77
Miscellaneous income	398.24	13.73
	439.11	377.13
	14,064.20	16,985.14
Note - 31		
Cost of revenue		
Cost of land, developed properties and others	21,304.66	133,804.83
Decrease in inventory of land and real estate properties#		
Opening stock	-	-
Impact on inventory on account of sale of subsidiaries	705,635.33	984,886.43
Closing stock	-	(228,262.79)
	(618,612.98)	(705,635.13)
	87,022.35	50,988.31
	111,327.01	184,793.14
#this includes impairment of inventories amounting to ₹ 805.00 lakhs (31 March 2020 ₹ 13,569.67 lakhs)		
Note - 32		
Employee benefits expense		
Salaries and wages	-	-
Contribution to provident fund and other funds	5,119.62	11,160.31
Staff welfare expenses	66.76	124.20
Share based payment expense (refer note 46)	4.48	70.58
	16.11	86.68
	5,206.97	11,381.77
Note - 33		
Finance costs		
Interest expenses	-	-
Interest on lease liabilities	22,499.68	47,455.65
Interest on income taxes	135.01	484.10
Other borrowing costs	99.60	-
	54.72	176.44
	22,789.01	48,116.19
Note - 34		
Depreciation and amortization expense		
Depreciation on property, plant and equipment	887.95	1,153.17
Depreciation on investment property	73.71	73.91
Depreciation on right of use assets	731.10	1,808.61
Amortization of intangible assets	32.25	40.51
	1,725.01	3,076.20



	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 35		
A. Impairment losses on financial assets		
Loans written off	-	8,395.48
	-	8,395.48
B. Other expenses		
Rent expenses	36.30	146.10
Rates and taxes	1,580.86	932.88
Legal and professional expenses	2,357.84	1,722.24
Amounts written off	90.01	355.46
Advertisement expenses	40.59	725.26
Electricity and water charges	37.35	102.95
Communication expenses	29.18	125.50
Director sitting fees	47.31	39.51
Insurance expenses	25.17	92.49
Printing and stationery	35.28	94.98
Traveling and conveyance expenses	78.59	1,362.00
Repairs and maintenance expenses		
Vehicles	19.94	98.97
Buildings	78.55	379.33
Others	221.59	680.65
Security expenses	20.08	61.55
Membership and subscription fees	10.32	18.50
Loss on sale/write off of property, plant and equipment (net)	38.08	14.07
Corporate social responsibility expenses (Refer Note (i) below)	806.86	1,033.00
Brokerage and marketing expenses	3,337.70	1,699.24
Claims and compensations	6,775.18	18,992.08
Software expenses	15.16	18.13
Donations	-	7,500.31
Non current investments written off	1,526.28	-
Foreign exchange loss (net)	3.04	117.32
Impairment in other current assets#	-	1,132.77
Indemnity charges^	320.00	1,654.12
Miscellaneous expenses	107.36	344.82
	17,638.62	42,444.23

(i) Corporate social responsibility expenses

Gross amount required to be spent by the group during the year is ₹ 806.86 lakhs (31 March 2020: ₹ 1,033.00 lakhs). This amount is paid to trust.

(₹ in lakhs)

Particulars	Period	In cash	Yet to be paid in cash	Total
(i) Construction/acquisition of any asset	31 March 2021	-	-	-
	31 March 2020	-	-	-
(ii) On purposes other than (i) above	31 March 2021	806.86	-	806.86
	31 March 2020	1,033.00	-	1,033.00

In previous year includes amount ₹ 873.56 lakhs which pertain to provision recognised for non recoverable adjustable goods and services tax input credit.

^ In the earlier years, the Holding Company had sold one of the subsidiary and the undertaking agreement prescribed to indemnify the buyer for any liability arising out of all the litigation outstanding at the time of the sale. With this background, during the previous year, the Holding Company has made certain outflows which were disclosed as indemnity charges.

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 36		
Tax expenses		
Current tax (including earlier years)	546.41	5,032.72
Deferred tax charge	6,501.07	20,623.98
Income tax expense reported in the statement of profit and loss	7,047.48	25,656.70

The Holding Company and certain subsidiaries of the Group have elected to exercise the option permitted under section 115BAA of the Income tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Holding Company and certain subsidiaries have re-measured its deferred tax assets/liabilities as at 31 March 2020 basis the rate prescribed in the aforesaid section.

The major components of expected tax expense based on the domestic effective tax rate of the Group at 25.168% (most of the subsidiaries in the Group has this tax rate) and the reported tax expense in statement of profit and loss are as follows:

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

Accounting profit before tax from continuing operations (inclusive of loss/profit from joint ventures)	7,519.33	45,856.55
Accounting profit before income tax	7,519.33	45,856.55
At statutory income tax rate of 25.168% (31 March 2020: 25.168%)	1,892.46	11,541.18

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

Tax impact of exempted income		(5,817.27)
Tax impact of indexation benefit under Income Tax Act, 1961	(246.74)	(32,747.73)
Deferred tax impact on Reversal of revenue and related costs as per Ind AS 115	(5,895.09)	(6,399.02)
Tax impact of expenses which will never be allowed	25.07	2,010.25
Tax impact of unrecognised deferred tax on unabsorbed business and capital losses	10,322.13	49,947.06
Tax impact of earlier year items		4,365.01
Others	949.64	2,757.22
Income tax expense	7,047.48	25,656.70



Note - 38

Fair value measurement

(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: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: unobservable inputs for the asset or liability.

(ii) Financial assets measured at fair value – recurring fair value measurements

(₹ in lakhs)

31 March 2021	Level 1	Level 2	Level 3	Total
Financial assets				
Financial instruments at FVTPL				
Unquoted equity instruments			1,967.56	1,967.56
Mutual funds	105.18			105.18
Financial instruments at FVOCI				
Quoted equity instruments	6,154.46			6,154.46
Total financial assets	6,259.64	-	1,967.56	8,227.20

31 March 2020	Level 1	Level 2	Level 3	Total
Financial assets				
Financial instruments at FVTPL				
Unquoted equity instruments			3,171.24	3,171.24
Optionally convertible preference shares			317.70	317.70
Mutual funds	157.25			157.25
Financial instruments at FVOCI				
Quoted equity instruments	3,258.24			3,258.24
Total financial assets	3,415.49	-	3,488.94	6,904.43

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

Financial assets

a) Traded (market) price basis recognised stock exchange for quoted equity instruments.

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

c) For unquoted equity instruments and optionally convertible preference shares, the Group has used adjusted net asset value method which factors fair value of assets and liabilities of investee entity with an adjustment of factors such as lack of liquidity, time elapsed from date of investment etc.

The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements.

Particulars	Fair value (₹ in lakhs)		Significant unobservable inputs	Data inputs		Sensitivity analysis
	31 March 2021	31 March 2020		31 March 2021	31 March 2020	
Unquoted equity instrument adjusted net asset value method	1,967.56	3,171.24	Liquidity factor	40%	40%	Change of +/- 1% in liquidity factor has following impacts 31 March 2021 +1% loss of ₹ (19.68) lakhs -1% gain of ₹ 19.68 lakhs 31 March 2020 +1% loss of ₹ (31.71) lakhs -1% gain of ₹ 31.71 lakhs
Optionally convertible preference shares		317.70	Liquidity factor		40%	Change of +/- 1% in liquidity factor has following impacts 31 March 2021 N.A. 31 March 2020 +1% loss of ₹ (3.18) lakhs -1% gain of ₹ 3.18 lakhs

(iv) The following table presents the changes in level 3 items for the year ended 31 March 2021 and 31 March 2020:

(₹ in lakhs)

Particulars	Unquoted equity instrument	Optionally convertible preference shares
As at 1 April 2019	3,182.27	345.96
Loss recognised on account of fair valuation of investments in statement of profit and loss	(11.03)	(28.26)
Profit on sale of investments	5,000.00	-
Amount received on disposal of investments	(5,000.00)	-
As at 31 March 2020	3,171.24	317.70
Loss recognised on account of impairment of investments in statement of profit and loss	(1,203.68)	(317.70)
As at 31 March 2021	1,967.56	-



31 March 2021
 (₹ in lakhs)

31 March 2020
 (₹ in lakhs)

Note - 37
Earnings per share (EPS)

The Group's Earnings per Share (EPS) is determined based on the net profit attributable to the shareholders of the Holding Company. 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. Weighted average number of equity shares includes the impact of buy back of equity shares during the year.

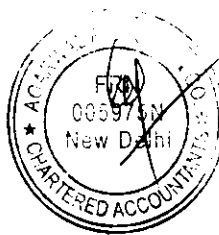
The following reflects the income and share data used in the basic and diluted EPS computations:

Profit attributable to equity shareholders of the Holding Company (₹ in lakhs)	130.25	12,069.23
Nominal value of equity share (₹)	2.00	2.00
Total number of equity shares outstanding at the beginning of the year	454,663,876	450,680,289
Total number of equity shares outstanding at the end of the year	451,538,712	454,663,876
Weighted average number of equity shares for basic earning per share	452,024,375	453,834,397
Add: Share based options*	-	-
Weighted average number of equity shares adjusted for diluted earning per share	452,024,375	453,834,397

Earnings per equity share:

Basic	0.10	2.67
Diluted	0.10	2.67

*Potential equity shares are anti-dilutive in nature, hence they have not been considered for calculating weighted average number of equity shares used to compute diluted earnings per share



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Note - 39
 Financial risk management

i) Financial instruments by category

	31 March 2021			31 March 2020		
	FVTPL	FVOCI	Amortized cost	FVTPL	FVOCI	Amortized cost
Financial assets						
Investments						
Equity instruments#	1,967.56	6,154.46	-	3,171.24	3,258.24	-
Optionally convertible preference shares*	-	-	-	317.76	-	-
Mutual funds*	1,51.18	-	-	157.25	-	-
Bonds	-	-	6,282.58	-	-	6,282.66
Trade receivables	-	-	30,019.04	-	-	8,015.01
Loans	-	-	25,938.12	-	-	90,963.50
Cash and cash equivalents	-	-	8,116.09	-	-	4,817.43
Other bank balances	-	-	11,599.86	-	-	32,706.21
Security deposits	-	-	1,025.52	-	-	2,864.56
Other financial assets	-	-	95,182.12	-	-	162,021.56
Total financial assets	2,072.74	6,154.46	175,233.33	3,646.19	3,258.24	307,670.93

	31 March 2021			31 March 2020		
	FVTPL	FVOCI	Amortized cost	FVTPL	FVOCI	Amortized cost
Financial liabilities						
Borrowings (including interest accrued)	-	-	124,006.98	-	-	272,481.30
Lease liabilities	-	-	69.56	-	-	3,790.08
Trade payables	-	-	30,063.19	-	-	44,728.21
Security deposits	-	-	78.37	-	-	84.39
Other financial liabilities	-	-	43,293.40	-	-	78,539.46
Total financial liabilities			197,511.50			399,623.44

* These financial assets are mandatorily measured at fair value
 # These financial assets represent investment in equity instruments designated as such upon initial recognition

ii) Fair value of instruments measured at amortized cost

Particulars	Level	31 March 2021		31 March 2020	
		Carrying value	Fair value	Carrying value	Fair value
Financial assets					
Investment in bonds	Level 3	6,282.58	6,282.58	6,282.66	6,282.66
Security deposits	Level 3	572.59	572.59	1,853.65	1,853.65
Other financial assets	Level 3	1,738.57	1,738.57	5,292.79	5,292.79
Total financial assets		8,593.74	8,593.74	13,429.10	13,429.10
Financial liabilities					
Borrowings*	Level 3	37,805.58	37,805.58	98,911.96	98,911.96
Total financial liabilities		37,805.58	37,805.58	98,911.96	98,911.96

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

* This includes non-convertible redeemable debentures issued by the Holding Company which are listed on stock exchange and there is no comparable instrument having the similar terms and conditions with related security being pledged and hence the carrying value of the debentures and bonds represents the best estimate of fair value.

iii) Risk Management

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

(A) Credit risk

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

a) Credit risk management

i) Credit risk rating

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

- A: Low credit risk
- B: Moderate credit risk
- C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
A: Low credit risk	Investments, trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets	12 month expected credit loss/Life time expected credit loss
B: High credit risk	Trade receivables	Life time expected credit loss or fully provided for

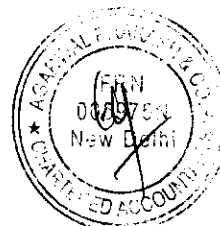
In respect of trade receivables, the Group recognises a provision for lifetime expected credit loss.

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

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

Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and financial institutions and diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Company deals with highly rated banks and financial institutions. Loans and other financial assets measured at amortized cost includes long term bank deposits, security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits. Credit risk is considered low because the Company is in possession of the underlying asset. Further, the Company creates provision by assessing individual financial asset for expectation of any credit loss basis 12 month expected credit loss model.

Assets under credit risk -		31 March 2021		31 March 2020	
Credit rating	Particulars				
A: Low credit risk	Investments, trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets		173,267.95		300,524.43
B: High credit risk	Trade receivables		44.62		33.04



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

iv. *Classification of financial asset:*

The Group's principal business activities are development of real estate properties and rental income. Loans and other financial assets mainly represents money advanced for business purposes. The Group's exposure to credit risk for trade receivables is presented below:

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Real estate project receivables	30,019.04	8,015.01

b) Credit risk exposure

Provision for expected credit losses

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

As at 31 March 2021				₹ in lakhs
Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision	
Investments (bonds)	6,282.58	-	6,282.58	
Trade receivables	30,053.66	34.62	30,019.04	
Cash and cash equivalents	8,116.09	-	8,116.09	
Other bank balances	11,599.86	-	11,599.86	
Loans	23,008.12	-	23,008.12	
Security deposit	1,025.52	-	1,025.52	
Other financial assets	95,182.12	-	95,182.12	

As at 31 March 2020				₹ in lakhs
Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision	
Investments (bonds)	6,282.66	-	6,282.66	
Trade receivables	8,018.05	33.04	8,015.01	
Cash and cash equivalents	4,817.43	-	4,817.43	
Other bank balances	32,706.21	-	32,706.21	
Loans	90,963.50	-	90,963.50	
Security deposit	2,864.56	-	2,864.56	
Other financial assets	162,021.56	-	162,021.56	

Expected credit loss for trade receivables under simplified approach

Real estate business receivables

The Group considers provision for lifetime expected credit loss. Given the nature of business operations, the Group's receivables from real estate business does not have any expected credit loss as transfer of legal title of properties sold is generally passed on to the customer, once the Group receives the entire consideration and hence, these are been considered as low credit risk assets. Further, during the periods presented, the Group has made no write-offs of receivables.

Rental business receivables

The Group considers provision for lifetime expected credit loss. Given the nature of business operations, the receivables from rental business has low credit risk as the Group holds security deposits against the premises given on rental. Further, historical trends indicate some shortfall between such deposits held by the Group and amounts due from customers. Hence, with the historical loss experience and forward looking information, the Group has provided expected credit loss in relation to receivables from rental business. Further, during the periods presented, the Group has made no write-offs of receivables.

₹ in lakhs	
Reconciliation of loss allowance	Trade receivables
Loss allowance as on 1 April 2019	33.04
Allowance for expected credit loss	-
Loss allowance on 31 March 2020	33.04
Allowance for expected credit loss	1.58
Loss allowance on 31 March 2021	34.62

(B) Liquidity risk

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

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

Maturities of financial liabilities

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

₹ in lakhs					
31 March 2021	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Borrowings (including interest accrued)	86,201.40	37,805.58	-	-	124,006.98
Lease liabilities	69.56	-	-	-	69.56
Trade payable	30,063.19	-	-	-	30,063.19
Security deposits	78.37	-	-	-	78.37
Other financial liabilities	43,293.40	-	-	-	43,293.40
Total	159,705.92	37,805.58	-	-	197,511.51

₹ in lakhs					
31 March 2020	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Borrowings (including interest accrued)	173,569.34	30,120.00	68,791.96	-	272,481.30
Lease liabilities	1,918.62	2,109.40	440.91	-	4,468.93
Trade payable	44,728.21	-	-	-	44,728.21
Security deposits	84.39	-	-	-	84.39
Other financial liabilities	78,539.46	-	-	-	78,539.46
Total	298,840.02	32,229.40	69,232.87	-	400,302.29



(C) Market risk

(i) Interest rate risk

The Group fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107 since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The Group variable rate borrowing is subject to interest rate. Below is the overall exposure of the borrowing

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Variable rate borrowing	23,310.29	97,942.85
Fixed rate borrowing	98,940.54	171,976.96
Total borrowings	122,250.83	269,919.81

Sensitivity

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

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Interest rates – increase by 1% (31 March 2020: 1%)	233.10	979.43
Interest rates – decrease by 1% (31 March 2020: 1%)	(233.10)	(979.43)

(ii) Foreign exchange risk

The Group has international transactions and is exposed to foreign exchange risk arising from foreign currency transactions (imports and exports). Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities denominated in a currency that is not the Group's functional currency. The Group does not hedge its foreign exchange receivables/payables.

Foreign currency risk exposure:

Particulars	Currency	₹ in lakhs	
		31 March 2021	31 March 2020
Trade payables	EUR		10.74

Sensitivity

The sensitivity of profit or loss to changes in the exchange rates arises mainly from foreign currency denominated financial instruments.

Particulars	Currency	₹ in lakhs			
		Exchange rate increase by 1%		Exchange rate decrease by 1%	
		31 March 2021	31 March 2020	31 March 2021	31 March 2020
Trade payables	EUR	-	0.11	-	(0.11)

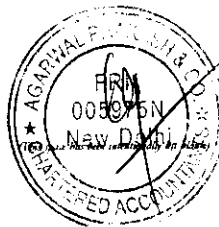
(iii) Price risk

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

Sensitivity

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

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Price sensitivity		
Mutual fund		
Price increase by (2%) - FVTPL instrument	2.40	3.15
Price decrease by (2%) - FVTPL instrument	(2.10)	(3.15)
Unquoted equity instruments		
Price increase by (2%) - FVTPL instrument	39.35	63.42
Price decrease by (2%) - FVTPL instrument	(39.35)	(63.42)
Optionally convertible preference shares		
Price increase by (2%) - FVTPL instrument		6.35
Price decrease by (2%) - FVTPL instrument		(6.35)
Quoted equity instruments		
Price increase by (10%) - FVOCI instrument	615.45	325.82
Price increase by (10%) - FVOCI instrument	(615.45)	(325.82)



Note - 40

Revenue related disclosures

A Disaggregation of revenue

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

(₹ in lakhs)

Particulars	Year Ended 31 March 2021	Year Ended 31 March 2020
Revenue from contracts with customers		
(i) Revenue from operations		
(a) Revenue from real estate properties	150,683.34	78,623.45
(b) Revenue on account of settlement of existing project	-	13,707.00
(c) Revenue from real estate properties advisory and management services	-	1,170.83
(d) Revenue from sale of land	299.50	-
(f) Revenue from construction contracts (refer note F below)	44.16	20,043.77
(ii) Other operating income (advisory services, interest income on delayed payments from customers, service receipts and forfeiture income)	963.60	1,238.25
Total revenue covered under Ind AS 115	151,990.60	114,783.30

B Contract balances

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

(₹ in lakhs)

Particulars	As at 31 March 2021	As at 31 March 2020
Contract liabilities		
Advance from customers	283,721.63	324,105.59
Total contract liabilities	283,721.63	324,105.59
Receivables		
Trade receivables	30,019.04	8,015.01
Total receivables	30,019.04	8,015.01

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

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

(₹ in lakhs)

Particulars	As at 31 March 2021	As at 31 March 2020
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance	324,105.59	422,062.24
Additions/(refunds) during the year - net	80,624.00	(7,304.44)
Adjustment on account of revenue recognised during the year	(121,007.96)	(90,652.21)
Closing balance	283,721.63	324,105.59

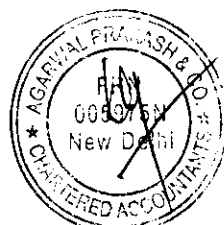
D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2021 is ₹ 283,721.63 lakhs (31 March 2020 was ₹ 324,105.59 lakhs). This balance represents the advance received from customers (gross) against real estate properties under development. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognised as revenue in future years as per the policy of the Company.

E Reconciliation of revenue from sale of real estate properties and on account of settlement of existing project :

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Contract revenue	153,447.20	96,176.14
Adjustment for:		
- Subvention cost*	(2,763.86)	(3,845.69)
Revenue from sale of real estate properties and on account of settlement of existing project	150,683.34	92,330.45

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

F One of the subsidiary company of the group earns revenue from construction contracts. Revenue and related expenditures in respect of short-term works contracts that are entered into and completed during the year are accounted for on accrual basis as they are earned. Revenue and related expenditures in respect of long-term works contracts are accounted for on the basis of 'input method' as the performance obligations are satisfied over time. For the purpose of revenue recognition, as part of the input method, the percentage of completion is arrived basis the cost incurred as compared the total budgeted cost for the contract. In case of cost plus contracts, revenue is recognised as per terms of specific contract, i.e. cost incurred plus an agreed profit margin.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note – 41

Lease related disclosures

(i) The group as lessee

1 Disclosures related to lease for office premises

The Group has leases for office premises. With the exception of short-term leases and leases of low value underlying assets, each lease is reflected on the balance sheet as a right-of-use asset and a lease liability. Variable lease payments which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and right of use assets. The Group has presented its right-of-use assets in the balance sheet separately from other assets.

Each lease generally imposes a restriction that, unless there is a contractual right for the Group to sublease the asset to another party, the right-of-use asset can only be used by the Group. Some leases contain an option to extend the lease for a further term. The Group is prohibited from selling or pledging the underlying leased assets as security. For leases over office buildings, the Group must keep those properties in a good state of repair and return the properties in their original condition at the end of the lease. Further, the Group is required to pay maintenance fees in accordance with the lease contracts.

During the financial year 2020-21, 3 out of 5 leases for office premises were terminated between the Group and the lessors.

a Lease payments not included in measurement of lease liability

The expense relating to payments not included in the measurement of the lease liability is as follows:

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Short-term leases	36.30	146.10

b Total cash outflow for leases for the year ended 31 March 2021 was ₹ 713.15 lakhs (31 March 2020 ₹ 2,072.95 lakhs)

c Total expense recognised during the year

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Interest on lease liabilities	135.01	484.10
Depreciation on right of use assets	731.10	1,808.61

d Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March 2021	₹ in lakhs				
	Minimum lease payments due				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Lease payments	69.56	-	-	-	69.56
Interest expense	-	-	-	-	-
Net present values	69.56	-	-	-	69.56

31 March 2020	₹ in lakhs				
	Minimum lease payments due				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Lease payments	1,918.62	2,109.40	440.91	-	4,468.93
Interest expense	504.56	62.24	112.05	-	678.85
Net present values	1,414.06	2,047.16	328.86	-	3,790.08

e Bifurcation of lease liabilities at the end of the year in current and non-current

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
a) Current liability (amount due within one year)	69.56	1,414.06
b) Non-current liability (amount due over one year)	-	2,376.02
Total lease liabilities at the end of the year	69.56	3,790.08

f Information about extension and termination options for year ended 31 March 2021

Right of use assets	Number of leases	Range of remaining term (in years)	Average remaining lease term (in years)	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Office premises	2	0.50 to 0.58	0.54	2	-	2

Information about extension and termination options for year ended 31 March 2020

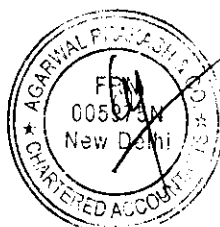
Right of use assets	Number of leases	Range of remaining term (in years)	Average remaining lease term (in years)	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Office premises	5	1.59 to 2.44	1.98	1	-	5



Note - 61

Additional information as required by paragraph 2 of the general instructions for preparation of consolidated financial statements to Schedule III to the Companies Act, 2013.

Name of the entity	Net assets i.e. total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)
Holding Company								
Indiabulls Real Estate Limited	(1.61%)	(5,629.33)	(3081.41%)	(13,257.75)	856.31%	2,616.21	(1146.31%)	(10,641.54)
Indian subsidiaries								
Sylvanus Properties Limited	3.92%	13,696.04	(883.09%)	(3,799.51)	0.00%	-	(516.40%)	(3,799.51)
Lucina Land Development Limited	(0.27%)	(931.63)	35.83%	154.24	(11.76%)	(35.94)	16.08%	118.30
Arihna Infrastructure Limited	3.29%	11,502.92	(550.39%)	(2,368.04)	6.26%	19.14	(319.24%)	(2,348.90)
Selene Constructions Limited	1.21%	4,227.61	(108.80%)	(468.12)	(0.06%)	(0.17)	(63.63%)	(468.29)
Indiabulls Infosteel Limited	36.65%	128,030.51	5146.11%	22,141.15	9.63%	29.41	3013.25%	22,170.56
Varahi Properties Limited	(0.36%)	(1,273.62)	51.03%	219.57	0.00%	-	29.84%	219.57
Noble Realtors Limited	(0.07%)	(250.00)	(0.05%)	(0.20)	0.00%	-	(0.03%)	(0.20)
Nilgiri Infrastructure Development Limited	(0.00%)	(0.04)	(0.02%)	(0.31)	0.00%	-	(0.04%)	(0.31)
Vindhyachal Infrastructure Limited	0.29%	1,024.46	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Ceres Constructions Limited	0.10%	362.13	(0.04%)	(0.19)	0.00%	-	(0.03%)	(0.19)
Shivakh Properties Limited	0.11%	375.72	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Corus Real Estate Limited	0.19%	662.65	(3.84%)	(16.54)	0.00%	-	(2.25%)	(16.54)
Armad Properties Limited	0.19%	670.20	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Fama Infrastructure Limited	0.04%	141.19	(0.02%)	(0.10)	0.00%	-	(0.01%)	(0.10)
Chloris Real Estate Limited	0.41%	1,429.60	(3.84%)	(16.53)	0.00%	-	(2.25%)	(16.53)
Albina Real Estate Limited	(0.01%)	(41.04)	(0.18%)	(0.76)	0.00%	-	(0.10%)	(0.76)
Devona Infrastructure Limited	0.00%	0.07	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Serda Properties Limited	(0.00%)	(0.03)	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Indiabulls Infotech Limited	0.00%	-	10.90%	46.92	0.00%	-	6.38%	46.92
Indiabulls Estate Limited	2.79%	9,754.79	12.79%	55.05	1.53%	4.68	8.12%	59.73
Indiabulls Land Holdings Limited	0.09%	297.03	(0.10%)	(0.41)	0.00%	-	(0.06%)	(0.41)
Nilgiri Land Development Limited	0.07%	260.92	(1.91%)	(8.23)	0.00%	-	(1.12%)	(8.23)
Indiabulls Commercial Estate Limited	0.12%	432.94	(1.87%)	(8.06)	0.00%	-	(1.10%)	(8.06)
Indiabulls Engineering Limited	0.11%	383.43	(0.79%)	(3.38)	0.00%	-	(0.46%)	(3.38)
Indiabulls Infrastructure Projects Limited	0.03%	105.21	(0.10%)	(0.42)	0.00%	-	(0.06%)	(0.42)
Nilgiri Lands Limited	0.13%	444.00	(1.31%)	(5.65)	0.00%	-	(0.77%)	(5.65)
Nilgiri Land Holdings Limited	0.28%	972.72	(1.73%)	(7.44)	0.00%	-	(1.01%)	(7.44)
Nilgiri Infrastructure Limited	0.08%	265.89	(0.04%)	(0.17)	0.00%	-	(0.02%)	(0.17)
Indiabulls Commercial Properties Limited	0.07%	230.78	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Armad Developers Limited	7.87%	27,498.25	1.29%	5.55	0.00%	-	0.75%	5.55
Carra Properties Limited	(0.19%)	(647.25)	(481.36%)	(2,071.05)	10.88%	33.25	(276.96%)	(2,037.81)
Juventus Estate Limited	11.13%	38,868.06	327.78%	1,410.29	(0.39%)	(1.20)	191.51%	1,409.09
IB Holdings Limited	0.00%	1.35	(0.07%)	(0.31)	0.00%	-	(0.04%)	(0.31)
Planate Infrastructure Limited	(0.00%)	(0.05)	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Ashik Constructions Limited	0.00%	3.41	(0.07%)	(0.31)	0.00%	-	(0.04%)	(0.31)
Paidra Infrastructure Limited	0.00%	3.78	(0.07%)	(0.31)	0.00%	-	(0.04%)	(0.31)
Lorita Developers Limited	0.01%	35.86	0.21%	0.89	0.00%	-	0.12%	0.89
Serda Infrastructure Limited	(0.00%)	(0.03)	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Vonnie Real Estate Limited	0.00%	0.20	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
IB Assets Limited	0.00%	0.36	(0.08%)	(0.33)	0.00%	-	(0.05%)	(0.33)
Fama Builders and Developers Limited	0.09%	304.27	(0.37%)	(1.58)	0.00%	-	(0.21%)	(1.58)
Fama Construction Limited	0.24%	846.51	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Fama Estate Limited	0.39%	1,360.21	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Fama Land Development Limited	0.16%	555.17	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Lavone Builders and Developers Limited	0.20%	713.55	(1.80%)	(7.75)	0.00%	-	(1.05%)	(7.75)
Juventus Infrastructure Limited	0.10%	343.65	(0.15%)	(0.64)	0.00%	-	(0.09%)	(0.64)
Juventus Properties Limited	0.09%	322.32	(1.54%)	(6.64)	0.00%	-	(0.90%)	(6.64)
Kalash Buildwell Limited	0.08%	290.71	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Karakoram Buildwell Limited	0.17%	598.04	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Kalsha Developers Limited	0.00%	11.45	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Armadis Land Development Limited	0.11%	400.19	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Karakoram Properties Limited	0.00%	16.73	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Aedos Real Estate Company Limited	0.07%	228.01	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Lucina Builders and Developers Limited	0.09%	323.82	(1.29%)	(5.54)	0.00%	-	(0.73%)	(5.54)
Lucina Buildwell Limited	0.49%	1,702.76	(0.99%)	(4.27)	0.00%	-	(0.58%)	(4.27)
Lucina Estate Limited	0.17%	589.13	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Lucina Properties Limited	0.08%	287.18	(0.39%)	(1.66)	0.00%	-	(0.23%)	(1.66)
Nilgiri Buildwell Limited	0.01%	37.84	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Selene Buildwell Limited	0.07%	243.85	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Selene Properties Limited	0.03%	120.53	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Galium Builders and Developers Limited	0.02%	81.15	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Triton Buildwell Limited	0.23%	788.46	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Triton Infrastructure Limited	0.16%	556.15	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Teha Land Development Limited	0.02%	56.80	(0.02%)	(0.07)	0.00%	-	(0.02%)	(0.14)
Varahi Developers Limited	0.34%	1,188.49	(0.14%)	(0.59)	0.00%	-	(0.01%)	(0.07)
Vindhyachal Developers Limited	0.17%	594.89	(1.98%)	(8.52)	0.00%	-	(1.16%)	(8.52)
Vindhyachal Buildwell Limited	1.25%	4,383.55	(0.07%)	(0.31)	0.00%	-	(0.04%)	(0.31)
Zeus Builders and Developers Limited	0.02%	86.86	0.03%	0.13	0.00%	-	0.2%	0.13
Zeus Properties Limited	0.27%	932.24	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Albasta Constructions Limited	0.00%	-	(0.15%)	(0.65)	0.00%	-	(0.09%)	(0.65)
Angles Constructions Limited	0.00%	0.07	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Albasta Developers Limited	0.00%	2.03	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Albasta Infrastructure Limited	(0.00%)	(0.07)	(75.70%)	(325.68)	0.00%	-	(44.26%)	(325.68)
Albasta Real Estate Limited	0.06%	196.32	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)



Note - 61 (Cont'd)

Additional information as required by paragraph 2 of the general instructions for preparation of consolidated financial statements to Schedule III to the Companies Act, 2013.

Name of the entity	Net assets i.e. total assets minus		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)
Albasta Properties Limited	0.59%	2,074.65	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Alhina Properties Limited	0.80%	2,801.38	(0.04%)	(0.18)	0.00%	-	(0.02%)	(0.18)
Angina Properties Limited	0.00%	-	9.81%	42.20	0.00%	-	5.74%	42.20
Apesh Properties Limited	0.06%	223.87	(0.07%)	(0.31)	0.00%	-	(0.04%)	(0.31)
Apesh Real Estate Limited	0.00%	0.07	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Athena Land Development Limited	0.20%	692.12	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Athena Builders and Developers Limited	0.03%	115.73	6.75%	29.05	0.00%	-	3.95%	29.05
Athena Bulkwell Limited	0.00%	3.60	(2.40%)	(10.32)	0.00%	-	(1.40%)	(10.32)
Aurora Builders and Developers Limited	(0.00%)	(0.06)	(0.01%)	(0.06)	0.00%	-	(0.01%)	(0.06)
Gitra Developers Limited	0.00%	2.01	(0.09%)	(0.40)	0.00%	-	(0.06%)	(0.40)
Geres Estate Limited	6.41%	22,382.81	(37.29%)	(160.46)	0.00%	-	(21.81%)	(160.46)
Geres Infrastructure Limited	0.10%	355.88	(0.04%)	(0.18)	0.00%	-	(0.03%)	(0.18)
Geres Land Development Limited	0.14%	486.13	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Geres Properties Limited	0.12%	435.57	(0.22%)	(0.97)	0.00%	-	(0.13%)	(0.97)
Devona Developers Limited	0.32%	1,125.90	(0.24%)	(1.03)	0.00%	-	(0.14%)	(1.03)
Diana Infrastructure Limited	0.43%	1,513.88	(1.12%)	(4.83)	0.00%	-	(0.66%)	(4.83)
Diana Land Development Limited	0.02%	62.93	(0.04%)	(0.17)	0.00%	-	(0.02%)	(0.17)
Elena Constructions Limited	0.00%	11.52	0.00%	0.01	0.00%	-	0.00%	0.01
Elena Properties Limited	0.00%	3.23	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Fomas Constructions Limited	0.20%	710.94	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Fama Properties Limited	0.06%	209.11	(0.29%)	(1.25)	0.00%	-	(0.17%)	(1.25)
Flora Land Development Limited	0.31%	1,074.37	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Fomas Real Estate Limited	(0.00%)	(11.65)	(5.17%)	(22.26)	0.00%	-	(3.03%)	(22.26)
Hermes Builders and Developers Limited	0.00%	0.01	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Hermes Properties Limited	0.03%	110.17	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Indiabulls Bulkcon Limited	(0.00%)	(0.26)	(0.01%)	(0.06)	0.00%	-	(0.01%)	(0.06)
Makala Infrastructure Limited	2.07%	7,237.59	(3.98%)	(17.13)	0.00%	-	(2.33%)	(17.13)
Indiabulls Communication Infrastructure Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Indiabulls Industrial Infrastructure Limited	(1.11%)	(3,889.38)	(181.77%)	(782.05)	7.15%	21.86	(103.32%)	(760.19)
Indiabulls Constructions Limited	(24.42%)	(85,303.92)	(183.21%)	(788.27)	14.55%	44.45	(101.09%)	(743.82)
Mabon Constructions Limited	0.00%	0.26	(0.06%)	(0.26)	0.00%	-	(0.04%)	(0.26)
Mabon Properties Limited	0.04%	153.06	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Mabon Infrastructure Limited	0.00%	0.05	(50.55%)	(217.68)	0.00%	-	(29.59%)	(217.68)
Manjola Infrastructure Limited	0.00%	0.42	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Indiabulls Housing Developers Limited	(0.00%)	(0.06)	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Indiabulls Housing and Land Development Limited	(0.00%)	(0.06)	(0.01%)	(0.06)	0.00%	-	(0.01%)	(0.06)
Indiabulls Hotel Properties Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Laksha Infrastructure Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Indiabulls Software Parks Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Ivonne Infrastructure Limited	0.00%	0.69	(0.78%)	(3.38)	0.00%	-	(0.46%)	(3.38)
Indiabulls Lands Limited	(0.00%)	(0.05)	(0.06%)	(0.26)	0.00%	-	(0.04%)	(0.26)
Indiabulls Multiplex Services Limited	(0.00%)	(0.06)	(0.07%)	(0.32)	0.00%	-	(0.04%)	(0.32)
Indiabulls Natural Resources Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Indiabulls Projects Limited	(0.00%)	(11.45)	(4.15%)	(17.84)	0.00%	-	(2.42%)	(17.84)
Indiabulls Realty Company Limited	(0.00%)	(10.85)	(7.66%)	(32.94)	0.00%	-	(4.48%)	(32.94)
Manjola Real Estate Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Juventus Constructions Limited	0.08%	279.53	(0.05%)	(0.20)	0.00%	-	(0.03%)	(0.20)
Juventus Land Development Limited	0.09%	329.11	(0.02%)	(0.10)	0.00%	-	(0.01%)	(0.10)
Lenus Constructions Limited	(0.00%)	(0.20)	(0.07%)	(0.30)	0.00%	-	(0.04%)	(0.30)
Lucina Constructions Limited	0.00%	-	6.64%	28.59	0.00%	-	3.89%	28.59
Lenus Infrastructure Limited	(0.00%)	(0.04)	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Lenus Properties Limited	(0.00%)	(0.01)	(0.03%)	(0.14)	0.00%	-	(0.02%)	(0.14)
Marana Constructions Limited	(0.00%)	(0.03)	(0.02%)	(0.07)	0.00%	-	(0.01%)	(0.07)
Marana Developers Limited	1.45%	5,055.23	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Milkyway Bulkcon Limited	0.00%	15.96	(0.03%)	(0.15)	0.00%	-	(0.02%)	(0.15)
Marana Properties Limited	(0.00%)	(3.09)	(1.23%)	(5.31)	0.00%	-	(0.01%)	(5.31)
Marana Real Estate Limited	(0.00%)	(0.03)	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Nidgiri Infrastructure Limited	0.00%	3.49	(0.04%)	(0.16)	0.00%	-	(0.02%)	(0.16)
Nidgiri Infrastructure Projects Limited	0.88%	3,064.96	(0.13%)	(0.54)	0.00%	-	(0.07%)	(0.54)
Nidgiri Resources Limited	0.00%	-	(0.12%)	(0.50)	0.00%	-	(0.07%)	(0.50)
Selene Builders and Developers Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Sentia Constructions Limited	0.14%	477.28	(0.04%)	(0.18)	0.00%	-	(0.02%)	(0.18)
Sentia Developers Limited	(0.00%)	(0.07)	(227.16%)	(977.37)	0.00%	-	(132.84%)	(977.37)
Sepset Developers Limited	(0.00%)	(0.44)	(0.02%)	(0.08)	0.00%	-	(0.01%)	(0.08)
Sentia Infrastructure Limited	0.14%	479.12	(42.82%)	(184.22)	(0.00%)	(0.00)	(25.04%)	(184.22)
Selene Infrastructure Limited	(0.05%)	(184.67)	(0.71%)	(3.07)	0.00%	-	(0.12%)	(3.07)
Selene Land Development Limited	0.17%	606.49	(1.42%)	(6.13)	0.00%	-	(0.83%)	(6.13)
Sentia Real Estate Limited	0.00%	6.97	6.25%	26.89	0.00%	-	3.65%	26.89
Sophia Constructions Limited	0.09%	313.70	(16.43%)	(70.68)	0.00%	-	(9.61%)	(70.68)
Sophia Real Estate Limited	3.46%	12,100.00	4.39%	18.91	0.00%	-	2.57%	18.91
Triton Estate Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Triton Properties Limited	0.11%	376.65	(0.20%)	(0.84)	0.00%	-	(0.11%)	(0.84)
Varah Constructions Limited	0.00%	0.05	(0.10%)	(0.43)	0.00%	-	(0.06%)	(0.43)



Note - 61 (Cont'd)

Additional information as required by paragraph 2 of the general instructions for preparation of consolidated financial statements to Schedule III to the Companies Act, 2013.

Name of the entity	Net assets i.e. total assets minus		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)	As % of consolidated figures	Amount (₹ in lakhs)
Varali Infrastructure Limited	0.56%	1,967.55	(3.34)%	(14.36)	0.00%	-	(1.95)%	(14.36)
Varali Real Estate Limited	(0.00)%	(0.05)	(0.02)%	(0.08)	0.00%	-	(0.01)%	(0.08)
Vindhyachal Land Development Limited	0.72%	2,514.67	(0.07)%	(0.31)	0.00%	-	(0.04)%	(0.31)
Zeus Estate Limited	(0.00)%	(0.05)	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Hecate Power and Land Development Limited	0.00%	-	19.43%	83.59	0.00%	-	11.36%	83.59
Apesh Constructions Limited	(0.00)%	(17.35)	(55.69)%	(239.60)	0.00%	-	(32.57)%	(239.60)
Lannet Infrastructure Limited	0.00%	4.11	(0.02)%	(0.08)	0.00%	-	(0.01)%	(0.08)
Lannet Constructions Limited	0.00%	3.47	(0.07)%	(0.31)	0.00%	-	(0.04)%	(0.31)
Lannet Developers Limited	0.00%	3.35	(0.09)%	(0.38)	0.00%	-	(0.05)%	(0.38)
Lannet Real Estate Limited	0.16%	547.70	(83.66)%	(359.95)	0.00%	-	(48.92)%	(359.95)
Lannet Properties Limited	0.39%	1,376.63	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Edessa Constructions Limited	0.00%	4.31	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Edessa Developers Limited	0.00%	4.24	(0.04)%	(0.16)	0.00%	-	(0.02)%	(0.16)
Edessa Infrastructure Limited	0.00%	4.15	(0.06)%	(0.24)	0.00%	-	(0.03)%	(0.24)
Indiabulls Commercial Assets Limited	0.00%	-	0.35%	1.50	0.00%	-	0.20%	1.50
Indiabulls Housing and Constructions Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Indiabulls Real Estate Developers Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Indiabulls Real Estate Builders Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Pamida Constructions Limited	0.00%	-	(0.18)%	(0.79)	0.00%	-	(0.11)%	(0.79)
Pamida Developers Limited	(0.00)%	(0.01)	1.53%	6.66	0.00%	-	0.90%	6.66
Lorena Builders Limited	0.00%	0.05	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Pamida Properties Limited	0.45%	1,574.29	(0.04)%	(0.16)	0.00%	-	(0.02)%	(0.16)
Nerissa Infrastructure Limited	0.24%	847.51	(3.84)%	(16.54)	0.00%	-	(2.25)%	(16.54)
Devona Properties Limited	0.13%	457.56	(0.04)%	(0.16)	0.00%	-	(0.02)%	(0.16)
Lorena Constructions Limited	0.23%	809.56	(0.06)%	(0.26)	0.00%	-	(0.04)%	(0.26)
Lorena Developers Limited	0.19%	663.35	(0.04)%	(0.17)	0.00%	-	(0.02)%	(0.17)
Lorena Infrastructure Limited	0.18%	643.05	(0.06)%	(0.24)	0.00%	-	(0.03)%	(0.24)
Lorena Real Estate Limited	0.23%	805.72	(0.06)%	(0.26)	0.00%	-	(0.04)%	(0.26)
Majesta Builders Limited	0.23%	819.71	(0.04)%	(0.16)	0.00%	-	(0.02)%	(0.16)
Majesta Constructions Limited	0.24%	827.69	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Majesta Developers Limited	0.08%	262.25	(0.12)%	(0.51)	0.00%	-	(0.07)%	(0.51)
Majesta Infrastructure Limited	0.24%	822.21	(0.06)%	(0.26)	0.00%	-	(0.04)%	(0.26)
Majesta Properties Limited	0.19%	665.77	(0.03)%	(0.14)	0.00%	-	(0.02)%	(0.14)
Nerissa Constructions Limited	0.22%	755.15	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Nerissa Developers Limited	0.05%	187.62	(0.18)%	(0.77)	0.00%	-	(0.10)%	(0.77)
Nerissa Properties Limited	0.03%	99.11	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Nerissa Real Estate Limited	0.12%	403.59	(0.08)%	(0.34)	0.00%	-	(0.05)%	(0.34)
Tapir Land Development Limited	0.00%	-	18.21%	78.37	0.00%	-	10.65%	78.37
Indiabulls Commercial Properties Management Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Cobins Real Estate Limited	0.00%	4.14	(0.03)%	(0.12)	0.00%	-	(0.02)%	(0.12)
Loon Infrastructure Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Senpentes Constructions Limited	0.00%	0.63	(0.04)%	(0.17)	0.00%	-	(0.02)%	(0.17)
Tapir Constructions Limited	(1.22)%	(4,274.57)	(528.53)%	(2,274.00)	0.12%	0.35	(309.02)%	(2,273.65)
Cobins Buildwell Limited	0.00%	-	(1.04)%	(4.46)	0.00%	-	(0.61)%	(4.46)
Catherine Builders & Developers Limited	(0.00)%	(3.16)	(0.02)%	(0.07)	0.00%	-	(0.01)%	(0.07)
Kenneth Builders & Developers Limited	0.87%	3,046.70	0.30%	1.29	0.00%	-	0.17%	1.29
Budget Builders and Developers Limited	0.00%	9.21	(0.03)%	(0.13)	0.00%	-	(0.02)%	(0.13)
Zeus Buildwell Limited	0.00%	0.04	(0.11)%	(0.48)	0.00%	-	(0.06)%	(0.48)
Armed Real Estate Limited	(0.54)%	(1,894.06)	(40.75)%	(175.33)	1.94%	5.92	(23.02)%	(169.41)
Sepser Real Estate Limited	4.04%	14,114.86	7.38%	31.75	0.05%	0.15	4.34%	31.90
Foreign subsidiaries								
Foundvest Limited	0.00%	0.87	(5.23)%	(22.52)	146.25%	446.82	57.67%	424.30
Atanca Limited	0.00%	0.86	(0.67)%	(2.88)	3.44%	10.51	1.04%	7.63
Indiabulls Property Management Trustee Pte Ltd	0.08%	275.16	(177.44)%	(763.42)	(125.84)%	(384.47)	(156.01)%	(1,147.89)
Shoxell Holdings Limited	0.00%	4.21	(1.66)%	(7.15)	(5.95)%	(18.18)	(3.44)%	(25.34)
Grapene Limited	0.00%	1.19	(0.35)%	(1.50)	0.12%	0.38	(0.15)%	(1.12)
Dev Property Development Limited	0.00%	3.89	(3.49)%	(15.02)	0.04%	0.13	(2.02)%	(14.89)
Anston Investment Limited	0.00%	6.51	(2.06)%	(8.85)	(2.81)%	(8.60)	(2.37)%	(17.45)
Anston Investments Sub C Limited	0.16%	569.04	(2.95)%	(12.70)	90.80%	277.41	35.98%	264.71
Grand Limited	(0.01)%	(21.51)	(0.39)%	(2.56)	(0.21)%	(0.65)	(0.44)%	(3.20)
M Holdco I Limited	7.98%	27,885.83	(1.60)%	(6.89)	13.72%	41.92	4.76%	35.03
M Holdco II Limited	(0.00)%	(1.80)	75.40%	324.39	6.83%	20.86	46.92%	345.25
M Holdco III Limited	(0.00)%	(2.32)	(1.31)%	(5.66)	(1.87)%	(5.70)	(1.34)%	(11.36)
Navdith Holdings Limited	2.46%	8,601.86	52.89%	227.54	(19.01)%	(58.09)	23.03%	169.45
Indiabulls Properties Investment Trust	(0.00)%	(13.64)	(0.00)%	(0.00)	(347.49)%	(1,061.64)	(144.29)%	(1,061.64)
Brentformexa Limited	16.12%	56,301.38	1207.10%	5,193.56	(554.23)%	(1,693.29)	475.73%	3,500.27
Non-controlling interest in subsidiary	0.33%	1,146.34	(9.67)%	(41.60)	0.00%	-	(5.65)%	(41.60)
Total	100.00%	349,370.98	100.00%	430.25	100.00%	305.52	100.00%	735.77



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021****Note – 42****Capital management**

The Group's objectives when managing capital are:

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

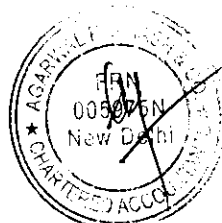
Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Group manages the capital structure and makes adjustment to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Group manages its capital requirements by overseeing the following ratios–

Debt equity ratio	(₹ in lakhs)	
	31 March 2021	31 March 2020
Net debt*	100,845.52	226,946.14
Total equity	349,370.98	356,900.26
Net debt to equity ratio	0.29	0.64

* Net debt includes non-current borrowings + current borrowings + current maturities of non-current borrowings - cash and cash equivalents (including bank deposits and other liquid securities).

Note – 43**Related party transactions**

Relationship	Name of the related parties
Joint ventures	<ul style="list-style-type: none"> • Indiabulls Properties Private Limited (from 29 March 2018 and till 25 September 2019) • One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited) (from 29 March 2018 and till 25 September 2019) • Opcore Services Limited (formerly Indiabulls Realty Developers Limited) (from 29 March 2018 and till 25 September 2019) • One Qube Realtors Limited (formerly Ashkit Properties Limited) (from 28 December 2018 and till 25 September 2019) • Yashita Buildcon Limited (from 28 December 2018 and till 25 September 2019) • Concepts International India Private Limited (from 28 December 2018 and till 25 September 2019)
Key management personnel	<ul style="list-style-type: none"> • Mr. Mehul Johnson (Joint Managing Director) from 31 December 2020 • Mr. Vishal Gaurishankar Damani (Joint Managing Director) till 31 December 2020 • Mr. Gurbans Singh (Joint Managing Director)



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
a.) Transactions with key management personnel and joint ventures

(₹ in lakhs)

Nature of transactions	31 March 2021	31 March 2020
Managerial remuneration		
Mr. Vishal Gaurishankar Damani	114.87	285.68
Mr. Gurbans Singh	357.98	624.32
Mr. Mehul Johnson	72.37	-
Share based payment		
Mr. Vishal Gaurishankar Damani	-	17.78
Mr. Gurbans Singh	-	10.66
Other long-term employment benefits - leave encashment		
Mr. Vishal Gaurishankar Damani	-	6.14
Mr. Gurbans Singh	(23.44)	1.59
Mr. Mehul Johnson	(7.40)	-
Post-employment benefits – gratuity		
Mr. Vishal Gaurishankar Damani	-	1.65
Mr. Gurbans Singh	0.28	0.57
Mr. Mehul Johnson	0.47	-
Post-employment benefits – gratuity (Paid)		
Mr. Vishal Gaurishankar Damani	20.00	-
Salary advance received back (net)		
Mr. Mehul Johnson	22.61	-
Loans given/(received back) (net)		
One Qube Realtors Limited (formerly Ashkit Properties Limited)	-	(3,304.26)
Indiabulls Properties Private Limited	-	(3,369.51)
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	136.00
Interest income		
One Qube Realtors Limited (formerly Ashkit Properties Limited)	-	246.29
Indiabulls Properties Private Limited	-	41.26
Income from administration, legal and management fee and marketing commission		
Opcore Services Limited (formerly Indiabulls Realty Developers Limited)	-	1,144.32
Yashita Buildcon Limited	-	26.52
Depreciation on right of use assets		
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	730.86
Interest on lease liabilities		
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	229.60



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(₹ in lakhs)

Nature of transactions	31 March 2021	31 March 2020
Maintenance expenses		
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	94.55
Electricity expenses		
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	43.98
Revenue from construction contracts (excluding taxes)		
Indiabulls Properties Private Limited	-	7,318.26
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	6,802.86
Corporate guarantees (settled)/ given		
Indiabulls Properties Private Limited	-	(256,452.78)
One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited)	-	(246,909.35)

b.) Statement of balances outstanding of key management personnel

(₹ in lakhs)

Particulars of balances in respect of related party transactions	31 March 2021	31 March 2020
Post-employment benefits – gratuity		
Mr. Vishal Gaurishankar Damani	-	16.49
Mr. Gurbans Singh	19.88	19.60
Mr. Mehul Johnson	17.65	-
Post-employment benefits – leave encashment		
Mr. Vishal Gaurishankar Damani	-	23.55
Mr. Gurbans Singh	30.07	53.51
Mr. Mehul Johnson	17.18	-
Salary Advance Given		
Mr. Mehul Johnson	112.90	-

Note – 44

Contingent liabilities and commitments

As per the policy of the Group, at each year end, the Group assesses the possible future outcome of the matters disputed with Direct tax, Indirect Tax and other Regulatory authorities. The assessment is made after considering the facts of the case and applicable statutory provisions. Apart from the cases where possibility of a negative outcome is remote are either provided for or disclosed as contingent liability as per management's assessment.

Summary of contingent liabilities

- Corporate guarantee issued by Holding Company on behalf of other entities amounting to ₹ 26.48 lakhs (31 March 2020: ₹ 5,084.06 lakhs).



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

- ii. Contingent liabilities in respect of income-tax demands for which appeals have been filed ₹ 12,719.04 lakhs (31 March 2020: ₹ 12,617.09 lakhs)
- iii. Contingent liabilities in respect of income-tax demands for others ₹ 558.63 lakhs (31 March 2020: ₹ 698.28 lakhs)
- iv. Contingent liabilities in respect of indirect tax cases demand for which appeals have been filed ₹ 4,377.22 lakhs (31 March 2020: ₹ 4,289.09 lakhs)
- v. The Group has certain litigations involving customers. Management believes that these claims may be payable as and when the outcome of matters are finally determined. Based on past trends and internal legal analysis, the management believes that no material liability will devolve on the Group in respect of these litigations.

Note – 45**Employee benefits****Defined contribution plan**

The Group has made ₹ 66.76 lakhs (31 March 2020 - ₹ 124.20 lakhs) contribution in respect of provident fund and other funds.

Defined Benefit Plan

The Group has the following Defined Benefit Plans:

- Compensated absences (Unfunded)
- Gratuity (Unfunded)

Risks associated with plan provisions

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

Compensated absences

The leave obligations cover the Group's liability for permitted leaves. The amount of provision of ₹ 50.37 lakhs (31 March 2020 ₹ 20.72 lakhs) is presented as current, since the Group does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Group does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current. The weighted average duration of the defined benefit obligation is in the range of 12.45 to 17.66 years (31 March 2020 - 14.35 to 17.21 years).

Actuarial loss on obligation:

Particulars	(₹ in lakhs)	
	31 March 2021	31 March 2020
Actuarial loss on arising from change in demographic assumption	-	6.01
Actuarial (gain)/loss on arising from change in financial assumptions	5.48	(30.77)
Actuarial gain on arising from change in experience adjustment	(153.34)	(108.92)
Total	(147.87)	(133.68)



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Service cost	45.08	67.27
Net interest cost	30.06	35.71
Actuarial gain for the year	(186.57)	(133.68)
Expense recognized in the statement of profit and loss	(111.43)	(30.70)

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	430.72	471.27
Adjustment on account of disposal/acquisition of entities	-	-
Service cost	45.08	67.27
Net interest cost	30.05	35.71
Actuarial gain for the year	(186.57)	(133.68)
Benefits paid	(0.65)	(9.84)
Present value of defined benefit obligation at the end of the year	318.63	430.73

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
a) Current liability (amount due within one year)	50.37	20.72
b) Non-current liability (amount due over one year)	268.26	410.01
Total projected benefit obligation at the end of the year	318.63	430.73

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

Particulars	Compensated absences	
	31 March 2021	31 March 2020
Discount rate	6.83%	6.99%
Salary escalation rate	5.50%	5.50%
Mortality table	Indian Assured Lives Mortality (2012 -14)	Indian Assured Lives Mortality (2012 -14)

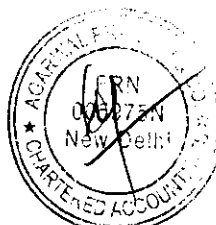
As the Group does not have any plan assets for compensated absences, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

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

Maturity plan

(₹ in lakhs)

	Year	31 March 2021	Year	31 March 2020
a)	April 2021 – March 2022	50.37	April 2020 – March 2021	21.13
b)	April 2022 – March 2023	6.14	April 2021 – March 2022	70.39
c)	April 2023 – March 2024	9.31	April 2022 – March 2023	7.68
d)	April 2024 – March 2025	5.86	April 2023 – March 2024	21.65
e)	April 2025 – March 2026	7.68	April 2024 – March 2025	14.08
f)	April 2026 – March 2027	20.76	April 2025 – March 2026	11.25
g)	April 2027 onwards	219.02	April 2026 onwards	591.42



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Sensitivity analysis for compensated absences

(₹ in lakhs)

Particulars		31 March 2021	31 March 2020
Impact of the change in discount rate			
	Present value of obligation at the end of the year	318.63	430.73
a)	Impact due to increase of 0.50 %	(16.23)	(23.04)
b)	Impact due to decrease of 0.50 %	17.52	24.75
Impact of the change in salary increase			
	Present value of obligation at the end of the year	318.63	430.73
a)	Impact due to increase of 0.50 %	18.37	25.13
b)	Impact due to decrease of 0.50 %	(16.99)	(25.84)

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

Gratuity

The Group provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days' salary multiplied for the number of years of service. Gratuity plan is a non-funded plan. The weighted average duration of the defined benefit obligation is in the range of 14.35 to 17.66 years (31 March 2020: 14.35 to 17.21 years)

Actuarial (gain)/loss on obligation recognised in other comprehensive income

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Actuarial gain on arising from change in demographic assumption	-	(0.93)
Actuarial loss on arising from change in financial assumptions	16.15	87.53
Actuarial (gain)/loss on arising from change in experience adjustment	(108.44)	(131.25)
Total	(92.28)	(44.65)

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Service cost	120.16	174.23
Net interest cost	85.35	96.59
Expense recognized in the statement of profit and loss	205.51	270.82

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	1224.36	1,275.43
Service cost	117.40	174.23
Adjustment on account of disposal of entities	-	-
Net interest cost	88.11	96.59
Actuarial loss for the year	(141.05)	(44.65)
Benefits paid	(310.91)	(277.23)
Present value of defined benefit obligation at the end of the year	977.91	1,224.37

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
a) Current liability (amount due within one year)	70.17	62.19
b) Non - current liability (amount due over one year)	907.74	1,162.18
Total projected benefit obligation at the end of the year	977.91	1,224.37



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

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

Particulars	Gratuity	
	31 March 2021	31 March 2020
Discount rate	6.83%	6.99%
Salary escalation rate	5.50%	5.50%
Mortality table	Indian Assured Lives Mortality (2012 -14)	Indian Assured Lives Mortality (2012 -14)

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

Maturity plan

(₹ in lakhs)

	Year	31 March 2021	Year	31 March 2020
a)	April 2021 – March 2022	70.17	April 2020 – March 2021	63.40
b)	April 2022 – March 2023	31.08	April 2021 – March 2022	57.56
c)	April 2023 – March 2024	31.80	April 2022 – March 2023	26.53
d)	April 2024 – March 2025	18.94	April 2023 – March 2024	54.94
e)	April 2025 – March 2026	26.60	April 2024 – March 2025	39.27
f)	April 2026 – March 2027	65.65	April 2025 – March 2026	40.18
g)	April 2027 onwards	733.70	April 2026 onwards	1,851.60

Sensitivity analysis for gratuity

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Impact of the change in discount rate		
Present value of obligation at the end of the year	977.90	1,224.37
a) Impact due to increase of 0.50 %	(53.38)	(74.62)
b) Impact due to decrease of 0.50 %	61.37	81.76
Impact of the change in salary increase		
Present value of obligation at the end of the year	977.90	1,224.37
a) Impact due to increase of 0.50 %	60.93	82.07
b) Impact due to decrease of 0.50 %	(53.35)	(75.52)

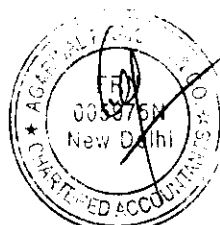
Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.

Note – 46

Share based payments

Indiabulls Real Estate Limited Employees Stock Options Scheme 2008 (II)

During the year ended 31 March 2009, the Holding Company established the Indiabulls Real Estate Limited Employees Stock Options Scheme - 2008 (II) ("IBREL ESOS-II" or "Plan-II"). Under Plan II, the Holding Company issued equity settled options to its eligible employees and of its subsidiary companies to subscribe upto 2,000,000 stock options representing an equal number of equity shares of face value of ₹ 2 each in the Holding Company, at an exercise price of ₹ 110.50 per option, being the closing market price on the National Stock Exchange of India Limited, as at 29 January 2009. The stock options so granted, shall vest in the eligible employees within 10 years beginning from 31 January 2010, the first vesting date. The stock options granted under each of the slabs, are exercisable by the option holders within a period of five years from the relevant vesting date.



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

Following is a summary of options granted under the plan:

Particulars	31 March 2021	31 March 2020
Opening balance	126,000	165,000
Granted during the year	-	-
Exercised during the year	-	-
Forfeited during the year	48,000	39,000
Closing balance	78,000	126,000
Vested and exercisable	78,000	126,000

Weighted average share exercised price during the year ended 31 March 2021: ₹ Nil (31 March 2020: ₹ Nil)

The fair value of the option under Plan II using the black scholes model, based on the following parameters is ₹ 62.79 per option, as certified by an independent valuer.

Particulars	Plan – II
Fair market value of option on the date of grant	₹ 62.79
Exercise price	₹ 110.50
Expected volatility	86%
Expected forfeiture percentage on each vesting date	Nil
Expected option life (weighted average)	10.5 Years
Expected dividend yield	3.92%
Risk free interest rate	6.50%

The expected volatility was determined based on historical volatility data of the Holding Company's shares listed on the National Stock Exchange of India Limited.

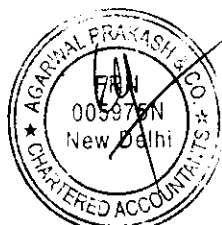
Indiabulls Real Estate Limited Employees Stock Options Plan 2010 (III)

During the year ended 31 March 2011, the Board of Directors and shareholders of the Holding Company have given their consent to create, issue, offer and allot to the eligible employees of the Holding Company and its subsidiary companies, stock options not exceeding 30,000,000 in number, representing 30,000,000 equity shares of face value of ₹2 each of the Holding Company, accordingly the Employee Stock Option Plan - 2010 ("IBREL ESOP 2010" or "Plan-III") has been formed. As per the scheme exercise price will be the market price of the equity shares of the Holding Company, being the latest available closing price, prior to the date of grant or as the case may be decided by the board of directors or compensation committee. During the year ended 31 March 2016, board of directors of the Holding Company at its meeting held on 26 June 2015, re-granted (original grant was of date 14 November 2015) under the "Indiabulls Real Estate Limited Employees Stock Options Plan - 2010", 10,500,000 stock options to eligible employees of the Holding Company and its subsidiary companies representing an equal number of equity shares of face value of ₹ 2 each in the Holding Company, at an exercise price of ₹ 54.50, being the closing market price of previous day on the National Stock Exchange of India Limited. The stock options so granted, shall vest within 5 years beginning from 26 June 2016, the first vesting date. The options vested under each of the slabs, can be exercised within a period of five years from the relevant vesting date.

Following is a summary of options granted under the plan –

Particulars	31 March 2021	31 March 2020
Opening balance	1,708,788	6,042,950
Granted during the year	-	-
Exercised during the year	-	3,983,587
Forfeited during the year	263,100	350,575
Closing balance	1,445,688	1,708,788
Vested and exercisable	1,445,688	28,668

Weighted average share exercised price during the year ended 31 March 2021: ₹ Nil (31 March 2020: ₹ 119.29)



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

The fair value of the option under Plan III using the black scholes model, based on the following parameters is ₹ 34.30 per option, as certified by an independent valuer.

Particulars	Plan – III
Fair market value of option on the date of grant	₹ 34.30
Exercise price	₹ 54.50
Expected volatility	89%
Expected forfeiture percentage on each vesting date	Nil
Expected option life (weighted average)	8 Years
Expected dividend yield	3.45%
Risk free interest rate	8.03%

The expected volatility was determined based on historical volatility data of the Holding Company's shares listed on the National Stock Exchange of India Limited.

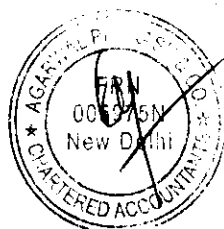
Indiabulls Real Estate Limited Employees Stock Options Plan 2011 (IV)

During the year ended 31 March 2012, the board of directors and shareholders of the Holding Company have given their consent to create, issue, offer and allot, to the eligible employees of the Holding Company and its subsidiary companies, stock options not exceeding 15,000,000 in number, representing 15,000,000 equity shares of face value of ₹2 each, and accordingly the Employee Stock Option Scheme 2011 ("IBREL ESOS 2011") has been formed. As per the scheme exercise price will be the market price of the equity shares of the Holding Company, being the latest available closing price, prior to the date of grant or as may be decided by the board or compensation committee. However, compensation committee of the board has not yet granted any options under IBREL ESOP 2011 Scheme.

Note – 47**Group information****Information about subsidiaries**

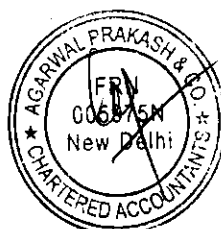
The information about subsidiaries of the Holding Company is as follows. The below table includes the information about step down subsidiaries as well.

Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
Aedos Real Estate Company Limited	India	100.00%	100.00%
Airmid Developers Limited	India	100.00%	100.00%
Airmid Properties Limited	India	100.00%	100.00%
Airmid Real Estate Limited	India	100.00%	100.00%
Albasta Constructions Limited	India	100.00%	100.00%
Albasta Developers Limited	India	100.00%	100.00%
Albasta Infrastructure Limited	India	100.00%	100.00%
Albasta Properties Limited	India	100.00%	100.00%
Albasta Real Estate Limited	India	100.00%	100.00%
Albina Properties Limited	India	100.00%	100.00%
Albina Real Estate Limited	India	100.00%	100.00%
Amadis Land Development Limited	India	100.00%	100.00%
Angina Properties Limited	India	100.00%	100.00%



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
Angles Constructions Limited	India	100.00%	100.00%
Apesh Constructions Limited	India	100.00%	100.00%
Apesh Properties Limited	India	100.00%	100.00%
Apesh Real Estate Limited	India	100.00%	100.00%
Ashkit Constructions Limited	India	100.00%	100.00%
Athena Builders and Developers Limited	India	100.00%	100.00%
Athena Buildwell Limited	India	100.00%	100.00%
Athena Infrastructure Limited	India	100.00%	100.00%
Athena Land Development Limited	India	100.00%	100.00%
Aurora Builders and Developers Limited	India	100.00%	100.00%
Bridget Builders and Developers Limited	India	100.00%	100.00%
Catherine Builders and Developers Limited	India	100.00%	100.00%
Ceres Constructions Limited	India	100.00%	100.00%
Ceres Estate Limited	India	100.00%	100.00%
Ceres Infrastructure Limited	India	100.00%	100.00%
Ceres Land Development Limited	India	100.00%	100.00%
Ceres Properties Limited	India	100.00%	100.00%
Chloris Real Estate Limited	India	100.00%	100.00%
Citra Developers Limited	India	100.00%	100.00%
Citra Properties Limited	India	100.00%	100.00%
Cobitis Buildwell Limited	India	100.00%	100.00%
Cobitis Real Estate Limited	India	100.00%	100.00%
Corus Real Estate Limited	India	100.00%	100.00%
Devona Developers Limited	India	100.00%	100.00%
Devona Infrastructure Limited	India	100.00%	100.00%
Devona Properties Limited	India	100.00%	100.00%
Diana Infrastructure Limited	India	100.00%	100.00%
Diana Land Development Limited	India	100.00%	100.00%
Edesia Constructions Limited	India	100.00%	100.00%
Edesia Developers Limited	India	100.00%	100.00%
Edesia Infrastructure Limited	India	100.00%	100.00%
Elena Constructions Limited	India	100.00%	100.00%
Elena Properties Limited	India	100.00%	100.00%
Fama Builders and Developers Limited	India	100.00%	100.00%
Fama Construction Limited	India	100.00%	100.00%
Fama Estate Limited	India	100.00%	100.00%
Fama Infrastructure Limited	India	100.00%	100.00%
Fama Land Development Limited	India	100.00%	100.00%
Fama Properties Limited	India	100.00%	100.00%



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
Flora Land Development Limited	India	100.00%	100.00%
Fornax Constructions Limited	India	100.00%	100.00%
Fornax Real Estate Limited	India	100.00%	100.00%
Galium Builders And Developers Limited	India	100.00%	100.00%
Hecate Power and Land Development Limited	India	100.00%	100.00%
Hermes Builders and Developers Limited	India	100.00%	100.00%
Hermes Properties Limited	India	100.00%	100.00%
IB Assets Limited	India	100.00%	100.00%
IB Holdings Limited	India	100.00%	100.00%
Indiabulls Buildcon Limited	India	100.00%	100.00%
Indiabulls Commercial Assets Limited	India	100.00%	100.00%
Indiabulls Commercial Estate Limited	India	100.00%	100.00%
Indiabulls Commercial Properties Limited	India	100.00%	100.00%
Indiabulls Commercial Properties Management Limited	India	100.00%	100.00%
Indiabulls Communication Infrastructure Limited	India	100.00%	100.00%
Indiabulls Constructions Limited	India	100.00%	100.00%
Indiabulls Engineering Limited	India	100.00%	100.00%
Indiabulls Estate Limited	India	100.00%	100.00%
Indiabulls Hotel Properties Limited	India	100.00%	100.00%
Indiabulls Housing and Constructions Limited	India	100.00%	100.00%
Indiabulls Housing and Land Development Limited	India	100.00%	100.00%
Indiabulls Housing Developers Limited	India	100.00%	100.00%
Indiabulls Industrial Infrastructure Limited	India	89.01%	89.01%
Indiabulls Infraestate Limited	India	100.00%	100.00%
Indiabulls Infrastructure Projects Limited	India	100.00%	100.00%
Indiabulls Infratech Limited	India	100.00%	100.00%
Indiabulls Land Holdings Limited	India	100.00%	100.00%
Indiabulls Lands Limited	India	100.00%	100.00%
Indiabulls Multiplex Services Limited	India	100.00%	100.00%
Indiabulls Natural Resources Limited	India	100.00%	100.00%
Indiabulls Projects Limited	India	100.00%	100.00%
Indiabulls Real Estate Builders Limited	India	100.00%	100.00%
Indiabulls Real Estate Developers Limited	India	100.00%	100.00%
Indiabulls Realty Company Limited	India	100.00%	100.00%
Indiabulls Software Parks Limited	India	100.00%	100.00%
Ivonne Infrastructure Limited	India	100.00%	100.00%
Juventus Constructions Limited	India	100.00%	100.00%
Juventus Estate Limited	India	100.00%	100.00%
Juventus Infrastructure Limited	India	100.00%	100.00%



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
Juventus Land Development Limited	India	100.00%	100.00%
Juventus Properties Limited	India	100.00%	100.00%
Kailash Buildwell Limited	India	100.00%	100.00%
Kaltha Developers Limited	India	100.00%	100.00%
Karakoram Buildwell Limited	India	100.00%	100.00%
Karakoram Properties Limited	India	100.00%	100.00%
Kenneth Builders and Developers Limited	India	100.00%	100.00%
Lakisha Infrastructure Limited	India	100.00%	100.00%
Lavone Builders And Developers Limited	India	100.00%	100.00%
Lenus Constructions Limited	India	100.00%	100.00%
Lenus Infrastructure Limited	India	100.00%	100.00%
Lenus Properties Limited	India	100.00%	100.00%
Linnet Constructions Limited	India	100.00%	100.00%
Linnet Developers Limited	India	100.00%	100.00%
Linnet Infrastructure Limited	India	100.00%	100.00%
Linnet Properties Limited	India	100.00%	100.00%
Linnet Real Estate Limited	India	100.00%	100.00%
Loon Infrastructure Limited	India	100.00%	100.00%
Lorena Builders Limited	India	100.00%	100.00%
Lorena Constructions Limited	India	100.00%	100.00%
Lorena Developers Limited	India	100.00%	100.00%
Lorena Infrastructure Limited	India	100.00%	100.00%
Lorena Real Estate Limited	India	100.00%	100.00%
Lorita Developers Limited	India	100.00%	100.00%
Lucina Builders and Developers Limited	India	100.00%	100.00%
Lucina Buildwell Limited	India	100.00%	100.00%
Lucina Constructions Limited	India	100.00%	100.00%
Lucina Estate Limited	India	100.00%	100.00%
Lucina Land Development Limited	India	100.00%	100.00%
Lucina Properties Limited	India	100.00%	100.00%
Mabon Constructions Limited	India	100.00%	100.00%
Mabon Infrastructure Limited	India	100.00%	100.00%
Mabon Properties Limited	India	100.00%	100.00%
Majesta Builders Limited	India	100.00%	100.00%
Majesta Constructions Limited	India	100.00%	100.00%
Majesta Developers Limited	India	100.00%	100.00%
Majesta Infrastructure Limited	India	100.00%	100.00%
Majesta Properties Limited	India	100.00%	100.00%
Makala Infrastructure Limited	India	100.00%	100.00%



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
Manjola Infrastructure Limited	India	100.00%	100.00%
Manjola Real Estate Limited	India	100.00%	100.00%
Mariana Constructions Limited	India	100.00%	100.00%
Mariana Developers Limited	India	100.00%	100.00%
Mariana Properties Limited	India	100.00%	100.00%
Mariana Real Estate Limited	India	100.00%	100.00%
Milkyway Buildcon Limited	India	100.00%	100.00%
Nerissa Constructions Limited	India	100.00%	100.00%
Nerissa Developers Limited	India	100.00%	100.00%
Nerissa Infrastructure Limited	India	100.00%	100.00%
Nerissa Properties Limited	India	100.00%	100.00%
Nerissa Real Estate Limited	India	100.00%	100.00%
Nilgiri Buildwell Limited	India	100.00%	100.00%
Nilgiri Infraestate Limited	India	100.00%	100.00%
Nilgiri Infrastructure Development Limited	India	100.00%	100.00%
Nilgiri Infrastructure Limited	India	100.00%	100.00%
Nilgiri Infrastructure Projects Limited	India	100.00%	100.00%
Nilgiri Land Development Limited	India	100.00%	100.00%
Nilgiri Land Holdings Limited	India	100.00%	100.00%
Nilgiri Lands Limited	India	100.00%	100.00%
Nilgiri Resources Limited	India	100.00%	100.00%
Noble Realtors Limited	India	100.00%	100.00%
Paidia Infrastructure Limited	India	100.00%	100.00%
Parmida Constructions Limited	India	100.00%	100.00%
Parmida Developers Limited	India	100.00%	100.00%
Parmida Properties Limited	India	100.00%	100.00%
Platane Infrastructure Limited	India	100.00%	100.00%
Selene Builders and Developers Limited	India	100.00%	100.00%
Selene Buildwell Limited	India	100.00%	100.00%
Selene Constructions Limited	India	100.00%	100.00%
Selene Infrastructure Limited	India	100.00%	100.00%
Selene Land Development Limited	India	100.00%	100.00%
Selene Properties Limited	India	100.00%	100.00%
Sentia Constructions Limited	India	100.00%	100.00%
Sentia Developers Limited	India	100.00%	100.00%
Sentia Infrastructure Limited	India	100.00%	100.00%
Sentia Real Estate Limited	India	100.00%	100.00%
Sepset Developers Limited	India	100.00%	100.00%
Sepset Real Estate Limited	India	100.00%	100.00%



Indiabulls Real Estate Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
Serida Infrastructure Limited	India	100.00%	100.00%
Serida Properties Limited	India	100.00%	100.00%
Serpentes Constructions Limited	India	100.00%	100.00%
Shivalik Properties Limited	India	100.00%	100.00%
Sophia Constructions Limited	India	100.00%	100.00%
Sophia Real Estate Limited	India	100.00%	100.00%
Sylvanus Properties Limited	India	100.00%	100.00%
Tapir Constructions Limited	India	100.00%	100.00%
Tapir Land Development Limited	India	100.00%	100.00%
Tefia Land Development Limited	India	100.00%	100.00%
Triton Buildwell Limited	India	100.00%	100.00%
Triton Estate Limited	India	100.00%	100.00%
Triton Infrastructure Limited	India	100.00%	100.00%
Triton Properties Limited	India	100.00%	100.00%
Varali Constructions Limited	India	100.00%	100.00%
Varali Developers Limited	India	100.00%	100.00%
Varali Infrastructure Limited	India	100.00%	100.00%
Varali Properties Limited	India	100.00%	100.00%
Varali Real Estate Limited	India	100.00%	100.00%
Vindhyachal Buildwell Limited	India	100.00%	100.00%
Vindhyachal Developers Limited	India	100.00%	100.00%
Vindhyachal Infrastructure Limited	India	100.00%	100.00%
Vindhyachal Land Development Limited	India	100.00%	100.00%
Vonnie Real Estate Limited	India	100.00%	100.00%
Zeus Builders And Developers Limited	India	100.00%	100.00%
Zeus Buildwell Limited	India	100.00%	100.00%
Zeus Estate Limited	India	100.00%	100.00%
Zeus Properties Limited	India	100.00%	100.00%
Arianca Limited	Cyprus	100.00%	100.00%
Ariston Investments Limited	Mauritius	100.00%	100.00%
Ariston Investments Sub C Limited	Mauritius	100.00%	100.00%
Brenformexa Limited	Cyprus	100.00%	100.00%
Dev Property Development Limited	Isle of Man	100.00%	100.00%
Foundvest Limited	Cyprus	100.00%	100.00%
Grand Limited	Jersey	100.00%	100.00%
Grapene Limited	Cyprus	100.00%	100.00%
Indiabulls Properties Investment Trust	Singapore	100.00%	100.00%
Indiabulls Property Management Trustee Pte. Limited.	Singapore	100.00%	100.00%
M Holdco 1 Limited	Mauritius	100.00%	100.00%



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

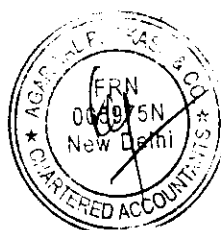
Name of subsidiary	Country of incorporation	Proportion of ownership interest as at 31 March 2021	Proportion of ownership interest as at 31 March 2020
M Holdco 2 Limited	Mauritius	100.00%	100.00%
M Holdco 3 Limited	Mauritius	100.00%	100.00%
Navilith Holdings Limited	Cyprus	100.00%	100.00%
Shoxell Holdings Limited	Cyprus	100.00%	100.00%

Note – 48

- (i) During the year ended 31 March 2020, the Holding Company had sold the entire stake in Century Limited (which indirectly owns Hanover Square property, London) to Clivedale Overseas Limited, an entity owned by the Promoters, for an aggregate consideration of ₹ 183,693.00 Lakhs (GBP 200 Million), based on an independent valuation and accordingly, the Group has recognized gain on sale amounting to ₹ 2,347.33 lakhs in the consolidated financial statements for the year ended 31 March 2020.
- (ii) During the year ended 31 March 2020, the Group had sold the remaining stake in existing joint venture companies namely Indiabulls Properties Private Limited (including its subsidiary Opcore Services Limited (formerly Indiabulls Realty Developers Limited)) and One International Centre Private Limited (formerly known as Indiabulls Real Estate Company Private Limited) (both owning assets in Mumbai) and Yashita Buildcon Limited (including its subsidiary Concepts International India Private Limited) and One Qube Realtors Limited (formerly Ashkit Properties Limited) (both owning assets in Gurugram) to the entities controlled by Blackstone Group Inc. ('Blackstone') for an aggregate consideration of ₹ 271,700.00 lakhs and accordingly, the Group has recognized gain on sale amounting to ₹ 78,054.65 lakhs in the consolidated financial statements for the year ended 31 March 2020.
- (iii) During the year ended 31 March 2020, the Holding Company had executed definitive transaction agreement with entity controlled by the Blackstone Group Inc. ('Purchaser') to divest its 100% stake in one of the subsidiary company namely Mariana Infrastructure Limited ('Mariana'), which holds commercial asset at Gurgaon at a consideration of ₹ 13,564.93 lakhs. As part of the said transaction, the Holding Company has divested partial stake of the Holding Company in Mariana which has resulted in loss of control in Mariana and accordingly Mariana has been de-consolidated resulting in loss amounting to ₹ 223.69 lakhs recognised in the consolidated financial statements for the year ended 31 March 2020. Further, the remaining investment had also been classified as held for sale.
- (iv) During the year ended 31 March 2020, Indiabulls Infraestate Limited, one of the wholly owned subsidiary companies of the Group had entered into definitive transaction agreement and had sold one of the commercial asset/developments at Mumbai to one of the entity controlled by the Blackstone Group Inc. ('Purchaser') for a consideration of ₹ 67,500.00 lakhs. Part of this consideration had been settled by transferring existing liability pertaining to debentures of ₹ 45,815.06 lakhs. Additionally, accrued liability of ₹ 36,000.00 lakhs pertaining to government expenses had also been extinguished in connection with this transaction. Accordingly, the Subsidiary Company had recognized related revenue of ₹ 103,500.00 lakhs and charged off the inventory of ₹ 87,287.51 lakhs in respect of said commercial asset/development, in the consolidated financial statements for the year ended 31 March 2020.

Note – 49

- (i) During the year ended 31 March 2020, the Holding Company had sold its entire stake in one of its wholly owned subsidiaries, namely Lakisha Real Estate Limited for an aggregate consideration of ₹ 2,079.21 lakhs and accordingly,



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

the Group had recognised gain on sale amounting to ₹ 3,106.06 lakhs in the consolidated financial statements for the year ended 31 March 2020.

- (ii) During the year ended 31 March 2020, the Holding Company had sold its entire stake in its wholly owned subsidiary, Loon Land Development Limited for an aggregate consideration of ₹ 5.00 lakhs.
- (iii) During the year ended 31 March 2020, the group had sold the entire stake in a subsidiary namely IPMT Limited, to Clivedale Overseas Limited, an entity owned by the Promoters, for an aggregate consideration of GBP 1.

Note – 50**Subsidiaries with material non-controlling interest ('NCI')**

The group includes following subsidiaries, with material non-controlling interests, as mentioned below:

Description	Country	31 March 2021	31 March 2020
Indiabulls Industrial Infrastructure Limited	India	10.99%	10.99%

The summarised financial information of the subsidiaries before inter-group eliminations are set out below:

Indiabulls Industrial Infrastructure Limited**Balance sheet****(₹ in lakhs)**

Description	31 March 2021	31 March 2020
Non-current assets	13,789.42	14,477.71
Current assets	14,124.99	13,164.83
Total assets	27,914.41	27,642.54
Non-current liabilities	17,081.17	17,242.12
Current liabilities	402.50	348.20
Total liabilities	17,483.67	17,590.32
Net assets/total equity	10,430.74	10,052.22
Attributable to:		
Controlling interests	9,284.40	8,947.48
Non-controlling interests	1,146.34	1,104.74

Statement of profit and loss**(₹ in lakhs)**

Description	31 March 2021	31 March 2020
Revenue and other income	1,311.05	1,226.61
Profit for the year	356.32	380.73
Total comprehensive income	378.18	380.67
Attributable to non-controlling interests	41.60	41.29

Cash flow information**(₹ in lakhs)**

Description	31 March 2021	31 March 2020
Cash used in operating activities	(218.39)	(210.98)
Cash flow from investing activities	219.10	210.16
Net decrease in cash and cash equivalents	0.71	(0.82)



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note – 51

Information about erstwhile Joint Ventures

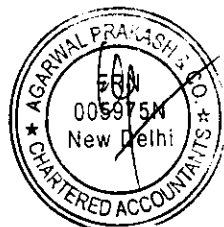
S.No	Name of Entity	Principal activities	Country of incorporation/ principal place of business	Proportion of ownership (%) as at 31 March 2021	Proportion of ownership (%) as at 31 March 2020
1	One International Centre Private Limited (formerly Indiabulls Real Estate Company Private Limited) (from 29 March 2018 to 25 September 2019)	Real estate development and leasing	India	-	-
2	Indiabulls Properties Private Limited (from 29 March 2018 to 25 September 2019)	Real estate development and leasing	India	-	-
3	Opcore Services Limited (formerly Indiabulls Realty Developers Limited) (from 29 March 2018 to 25 September 2019)	Maintenance of real estate properties	India	-	-
4	One Qube Realtors Limited (formerly Ashkit Properties Limited) (from 28 December 2018 to 25 September 2019)	Real estate development and leasing	India	-	-
5	Yashita Buildcon Limited (from 28 December 2018 to 25 September 2019)	Maintenance of real estate properties	India	-	-
6	Concepts International India Private Limited (from 28 December 2018 to 25 September 2019)	Real estate development and leasing	India	-	-

Summarised financial information for joint ventures –

(₹ in lakhs)

Description	31 March 2021	31 March 2020*
Share of loss including other comprehensive income in joint ventures (net) – Material	-	(46,419.22)
Share of profit including other comprehensive income in joint ventures (net) - Non-material	-	138.27
Total share of loss from joint ventures (including other comprehensive income)	-	(46,280.95)

* Numbers are included till the date of sale of stake i.e. 25 September 2019.



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

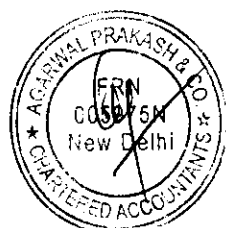
The tables below provide summarised financial information for erstwhile joint ventures. The information disclosed reflects the amounts presented in the financial statements of the erstwhile joint ventures.

(₹ in lakhs)

Particulars	Indiabulls Properties Private Limited		One International Centre Private Limited (formerly known as Indiabulls Real Estate Company Private Limited)	
	31 March 2021	Till 25 September 2019	31 March 2021	Till 25 September 2019
Statement of profit and loss				
Revenue	-	18,531.07	-	16,082.33
Interest income	-	1,675.55	-	2,057.70
Other income	-	291.58	-	94.19
Total revenue (A)	-	20,498.20	-	18,234.22
Cost of revenue	-	13,022.55	-	1,757.19
Employee benefit expense	-	2.00	-	-
Finance costs	-	3,711.02	-	6,719.18
Depreciation and amortisation	-	1,821.62	-	1,731.12
Other expense	-	8,447.02	-	1,320.73
Total expenses (B)	-	27,004.21	-	11,528.84
(Loss)/profit before tax (C = A-B)	-	(6,506.01)	-	6,706.00
Tax expense (D)	-	869.05	-	48.59
(Loss)/profit for the year (E = C-D)	-	(7,375.06)	-	6,656.79
Other comprehensive income (F)	-	(37,406.58)	-	(54,839.03)
Total comprehensive income (E+F)	-	(44,781.64)	-	(48,182.24)
Share of (loss)/profit for the year	-	(22,390.82)	-	(24,091.12)

(₹ in lakhs)

Particulars	One Qube Realtors Limited (formerly Ashkit Properties Limited)		Concepts International India Private Limited	
	31 March 2021	Till 25 September 2019	31 March 2021	Till 25 September 2019
Statement of profit and loss				
Revenue	-	-	-	1,157.23
Other income	-	2.67	-	20.57
Total revenue (A)	-	2.67	-	1,177.80
Employee benefit expense	-	-	-	-



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(₹ in lakhs)

Particulars	One Qube Realtors Limited (formerly Ashkit Properties Limited)		Concepts International India Private Limited	
	31 March 2021	Till 25 September 2019	31 March 2021	Till 25 September 2019
Statement of profit and loss				
Finance costs	-	-	-	658.61
Depreciation and amortisation	-	1.37	-	162.89
Other expense	-	44.57	-	297.91
Total expenses (B)	-	45.94	-	1,119.49
(Loss)/profit before tax (C = A-B)	-	(43.27)	-	58.34
Tax expense (D)	-	(0.13)	-	(110.19)
(Loss)/profit for the year (E = C-D)	-	(43.14)	-	168.53
Other comprehensive income (F)	-	-	-	-
Total comprehensive income (E+F)	-	(43.14)	-	168.53
Share of (loss)/profit for the year	-	(21.57)	-	84.29

Note – 52

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

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

(₹ lakhs)

Particulars	Non-current borrowings (including current maturities and interest accrued)	Current borrowings	Total
Net debt as at 01 April 2019	454,316.39	101,500.00	555,816.39
Proceeds from current/non-current borrowings (including current maturities)	78,498.10	101,500.00	179,998.10
Repayment of current/non-current borrowings (including current maturities)	(114,732.70)	(203,000.00)	(317,732.70)
Non-cash movement arising on account of disposal of subsidiaries	(145,781.18)	-	(145,781.18)
Non-cash movement arising on account of amortisation of upfront fees and others	(345.38)	-	(345.38)
Interest expense	51,927.29	-	51,927.29
Interest paid	(51,401.22)	-	(51,401.22)
Net debt as at 31 March 2020	272,481.30	-	272,481.30



Indiabulls Real Estate Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

Proceeds from current/non-current borrowings (including current maturities)	426,214.00	8,000.00	434,214.00
Repayment of current/non-current borrowings (including current maturities)	(575,167.41)	(8,000.00)	(583,167.41)
Non-cash movement arising on account of amortisation of upfront fees and others	(284.13)	-	(284.13)
Interest expense	28,830.82	-	28,830.82
Interest paid	(28,067.60)	-	(28,067.60)
Net debt as at 31 March 2021	124,006.98	-	124,006.98

B. The changes in the Group's lease liabilities arising from financing activities can be classified as follows:

	(₹ in lakhs)
Lease liabilities as at 1 April 2019 (current and non-current)	5,339.90
Interest on lease liabilities	484.10
Payment of lease liabilities	(2,072.95)
Impact on account of termination of lease contract during the year	(226.26)
Non-cash movement	265.29
Lease liabilities as at 31 March 2020 (current and non-current)	3,790.08
Interest on lease liabilities	135.01
Payment of lease liabilities	(826.03)
Impact on account of termination of lease contract during the year	(3,029.50)
Lease liabilities as at 31 March 2021 (current and non-current)	69.56

Note – 53

During the previous year ended 31 March 2020, the Board of Directors ('the Board') of the Holding Company at its meeting held on 31 January 2020, have discussed and approved in-principally the proposal of the merger of certain on-going, completed and planned residential and commercial projects of Embassy Property Developments Private Limited ('Embassy') with the Holding Company. The Board had constituted a Reorganization Committee to examine and evaluate the options to implement the aforementioned merger proposal, including appointment of valuers, merchant bankers, and other intermediaries to prepare and present a draft scheme and related documents, including the valuation reports, fairness opinion, share swap ratio etc., to be placed before the Board for its consideration and final approval. Additionally, Embassy has also reached at an advanced stage of discussions with certain foreign financial investors ('investors') for an investment of up to USD 200 million.

Subsequently in the Current year, the Board of Directors of the Holding Company had considered and approved the proposal of merger of NAM Estates Private Limited ("NAM Estates") and Embassy One Commercial Property Development Private Limited ("NAM Opco") both Embassy group entities with the Company ("Amalgamation"). The proposed Amalgamation will be achieved through a cashless composite scheme of amalgamation of NAM Estates and NAM Opco into the Company, in accordance with Section 230-232 of the Companies Act, 2013 read with the rules framed thereunder, as amended, and the Securities and Exchange Board of India circular no. CFD/DIL3/CIR/2017/21 dated 10 March 2017, as amended and other applicable regulations and provisions, subject to necessary statutory and other approvals ("Scheme"). Upon effectiveness of the Scheme, the Holding Company will issue its equity shares, in accordance with the approved share swap ratios, to the shareholders of NAM Estates and NAM Opco, which will include



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Embassy promoter and promoter entities, Embassy institutional investors and other shareholders. For the proposed Amalgamation and arriving to share swap ratio, IBREL is valued at ₹ 92.50 per share.

During the year, the Scheme has been granted approval by Competition Commission of India ("CCI") and SEBI/Stock exchanges.

Note – 54

The proposed buy-back of Equity Shares of the Holding Company has been withdrawn by the board during the current financial year.

The buy-back was announced after the Holding Company obtained approval of Board of Directors ('the Board') to buy-back up to 5 crore fully paid-up equity shares of face value ₹ 2 each of the Holding Company, representing approximately 11% of its total existing paid-up equity capital, at ₹ 100 per equity share, aggregating to total buyback size of ₹ 50,000 lakhs, through the "Tender Offer" route, as prescribed under SEBI (Buy-Back of Securities) Regulations, 2018 and the Companies Act, 2013 and rules made thereunder, as amended (hereinafter referred to as the "Buyback"), post completion of scheme of arrangement of Chennai assets.

Note – 55

During the year ended 31 March 2020, Indiabulls Infraestate Limited, one of the wholly owned subsidiary companies of the Group had recorded cancellation of multiple units in its project. The related revenue of ₹ 87,791.17 lakhs and cost of ₹ 47,073.97 lakhs had been recognised in the consolidated financial statements for the year ended 31 March 2020. These units had been cancelled based on the terms of the agreement entered between the parties on account of non-payment of certain outstanding dues, pertaining to those units. The refunds arising of these cancellations had been duly paid to the customers/lenders where these units were mortgaged.

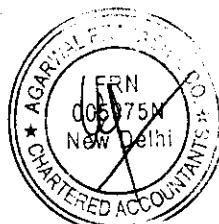
Note – 56

During the year ended 31 March 2020, the Holding Company had received the approval of the National Company Law Tribunal ('Hon'ble NCLT'), Principal Bench, New Delhi to the Scheme of Arrangement ('the Scheme') between Indiabulls Real Estate Limited ('petitioner/transferee company'), India Land and Properties Limited ('transferor company'), Indiabulls Infrastructure Limited ('resulting company') and their respective shareholders and creditors, pursuant to Sections 230 to 232 and other applicable provisions of the Companies Act, 2013. The Holding Company has filed the Scheme with Registrar of Companies ('ROC') on 19 March 2020. Pursuant to the Scheme, during the financial year 2019-20, the Holding Company had acquired redeemable preference shares amounting to ₹ 45,000.00 lakhs issued by one of the wholly owned subsidiary of the Holding Company and other assets amounting to ₹ 1,520.00 lakhs from the transferor company. The approval of the Scheme was part of overall transaction to divest 100% stake in resulting company (owning Chennai assets). Further, the Holding Company has also valued the remaining stake in resulting company (classified as assets held for sale) at fair value and thus, recognising net gain on the said transaction amounting to ₹ 21,406.90 lakhs in the consolidated financial statements for the year ended 31 March 2020.

Note – 57

Segment Reporting

The Group's primary business segment is reflected based on principal business activities carried on by the Group. As per Indian Accounting Standard 108 as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

in Section 133 of the Companies Act, 2013, the Group operates in one reportable business segment i.e. real estate project advisory and construction and development of infrastructure/real estate projects and is primarily operating in India and hence, considered as single geographical segment.

Note – 58

During the previous year ended 31 March 2020, the Holding Company had received a fixed consideration amounting to ₹ 13,707.00 lakhs as full and final settlement against one of its projects. As a result of this, the Holding Company had surrendered and relinquished all its rights, titles and interest of any nature in respect of the said project. Accordingly, the Holding Company had recognized revenue of ₹ 13,707.00 lakhs and written off the carrying cost of the inventory of ₹ 7,042.57 as cost of sales in the consolidated financial statements for the year ended 31 March 2020.

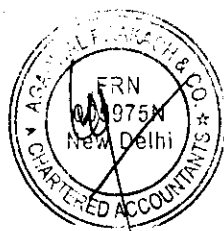
Note – 59

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Group towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stake holders which are under active consideration by the Ministry. Based on an initial assessment by the Group, the additional impact on Provident Fund contributions by the Group is not expected to be material, whereas, the likely additional impact on Gratuity liability/ contributions by the Group could be material. The Group will complete their evaluation once the subject rules are notified and will give appropriate impact in the financial results in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

Note – 60

During the year, one of the wholly owned subsidiary of the Group has advanced an interest-bearing sum of ₹ 22,500.00 lakhs to a party outside the group of which ₹ 22,500.00 lakhs is outstanding as at 31 March 2021. During the previous year, two of the wholly owned subsidiaries of the Group had advanced an interest-bearing sum of ₹ 105,141.00 lakhs to parties outside the group of which ₹ 89,755.26 lakhs is outstanding as at 31 March 2020 (inclusive of interest on such loans amounting to ₹ 5,847.26 lakhs). Based on the terms of these loans, confirmations received by the management from these third parties and recoverability assessment done by the management, no impairment has been considered necessary in these consolidated financial statements.

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Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note – 62

The pandemic of Corona Virus (COVID-19) has caused unprecedented havoc to the economic activity all around the Globe. The complete lock down announced on 24 March 2020 by the Government of India brought the wheels of economic activity to a grinding halt. The operations are slowly and gradually resuming and expected to reach pre – COVID 19 level in due course of time. The Group is continuously and closely observing the unfolding situation and will continue to do so. The Group has considered the possible impact of COVID-19 in preparing the financial results including the recoverable value of its assets and its liquidity position based on internal and external information upto the date of approval of these financial statements.

Note 63

Previous year numbers have been regrouped/reclassified wherever considered necessary.

For Agarwal Prakash & Co.

Chartered Accountants

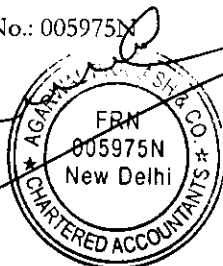
Firm's Registration No.: 005975N

Prakash Agarwal
Partner

Membership No. 084964

Place: New Delhi

Date: 23 April 2021



A handwritten signature in black ink, appearing to read 'Gurbans Singh'.

Gurbans Singh

Joint Managing Director

[DIN: 06667127]

Place: New Delhi

Date: 23 April 2021

A handwritten signature in black ink, appearing to read 'Anil Mittal'.

Anil Mittal

Chief Financial Officer

Place: Gurugram

Date: 23 April 2021

For and on behalf of the Board of Directors

A handwritten signature in black ink, appearing to read 'Mehul Johnson'.

Mehul Johnson

Joint Managing Director

[DIN: 00016075]

Place: Mumbai

Date: 23 April 2021

A handwritten signature in black ink, appearing to read 'Ravi Felkar'.

Ravi Felkar

Company Secretary

Place: Mumbai

Date: 23 April 2021