

# 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 Standalone Financial Statements

#### Opinion

We have audited the accompanying standalone financial statements of Indiabulls Real Estate Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flow for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as 'standalone financial statements').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 state of affairs of the Company as at 31 March 2021, and its loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

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

#### Key Audit Matters

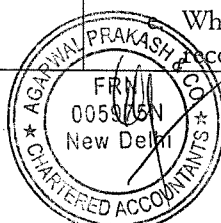
Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone Financial Statements of the current period. These matters were addressed in the context of our audit of the Standalone Financial Statements as a whole, and in forming our opinion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



**Independent Auditor's Report of even date to the members of Indiabulls Real Estate Limited on the standalone financial statements for the year ended 31 March 2021 (cont'd)**

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><b>Impairment assessment of investments and loans made to its subsidiaries</b></p> <p>The Company's policies on the impairment assessment of the investments and loans are set out in Note 4.13 to the Standalone Financial Statements.</p> <p>The Company has investments amounting to ₹ 367,438.10 lakhs (net of impairment) and has outstanding loans amounting to ₹ 282,878.39 lakhs (net of impairment) to its subsidiaries as at 31 March 2021 as disclosed under the Note 8A and 9B to the standalone financial statements.</p> <p>Impairment assessment of these investments and loans is considered as a significant risk as there is a risk that recoverability of the investments and loans could not be established, and potential impairment charge might be required to be recorded in the standalone financial statements. The recoverability of these investments is inherently subjective due to reliance on either the net worth of investee or valuations of the properties held or cash flow projections of real estate properties in these investee companies.</p> <p>However, due to their materiality in the context of the Company's standalone 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 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 procedures in relation to the impairment assessment of investments and loans included, but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Assessed the appropriateness of the Company's accounting policy by comparing with applicable Ind AS;</li> <li>• We obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing;</li> <li>• Enquired of the management and understood the internal controls related to completeness of the list of loans and investment along with the process followed to recover/adjust these and assessed whether further provisioning is required;</li> <li>• Performed test of details:             <ol style="list-style-type: none"> <li>a. For all significant additions made during the year, underlying supporting documents were verified to ensure that the transaction has been accurately recorded in the standalone financial statement;</li> <li>b. For all significant investments and loans outstanding as at 31 March 2021, confirmations were circulated and received. Further, all the significant reconciling items were tested;</li> <li>c. All material investments and significant loans as at 31 March 2021 were discussed on case to case basis with the management for their plan of recovery/adjustment;</li> <li>d. Compared the carrying value of material investments and significant loans to the net assets of the underlying entity, to identify whether the net assets, being an approximation of their minimum recoverable amount, were in excess of their carrying amount; and</li> </ol> <p>Wherever the net assets were lower than the recoverable amount, for material amounts:</p> </li> </ul>



**Independent Auditor's Report of even date to the members of Indiabulls Real Estate Limited on the standalone financial statements for the year ended 31 March 2021 (cont'd)**

Key audit matter	How our audit addressed the key audit matter
	<ul style="list-style-type: none"> <li>i. We obtained and verified the management certified cash flow projections of real estate properties and tested the underlying assumptions used by the management in arriving at those projections;</li> <li>ii. 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;</li> <li>iii. We obtained and verified the valuation of land parcels as per the government prescribed circle rates; and</li> <li>iv. We assessed the appropriateness and adequacy of the disclosures made by the management for the impairment losses recognized in accordance with applicable accounting standards.</li> </ul>

**Information other than the 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.

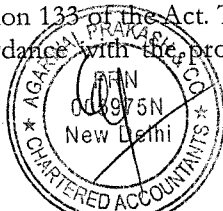
Our opinion on the Standalone Financial Statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone 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 Standalone Financial Statements**

The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, 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



## **Independent Auditor's Report of even date to the members of Indiabulls Real Estate Limited on the standalone financial statements for the year ended 31 March 2021 (cont'd)**

assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

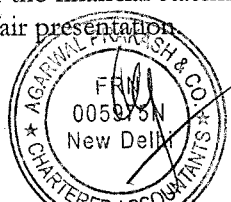
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the Standalone 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 Standalone 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 Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements system in place and the operating effectiveness of such controls;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
- Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



## Independent Auditor's Report of even date to the members of Indiabulls Real Estate Limited on the standalone financial statements for the year ended 31 March 2021 (cont'd)

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.

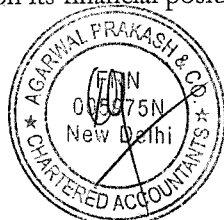
From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or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

### Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order.

As required by section 143(3) of the Act, bases on our audit, 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 purpose of our audit;
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The standalone financial statements dealt with by this report are in agreement with the books of account;
- d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under section 133 of the Act;
- e) On the basis of the written representations received from the directors and taken on record by the Board of Directors as on 31 March 2021, none of the directors is 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
  - i. the Company, as detailed in Note 41(A) to the standalone financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2021;



**Independent Auditor's Report of even date to the members of Indiabulls Real Estate Limited on the standalone financial statements for the year ended 31 March 2021 (cont'd)**

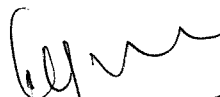
- ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021;
  - iii. there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021; and
- h) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

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

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration No. 005975N

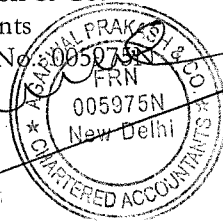


**Prakash Agarwal**

Partner

Membership No.: 084964

UDIN: 21084964AAAAAN6898



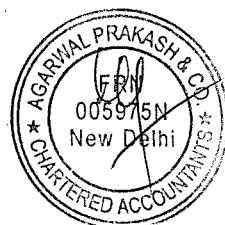
Place: New Delhi

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 Company on the financial statements for the year ended 31 March 2021, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, right of use assets and intangible assets.
  - (b) The property, plant and equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.
  - (c) The lease deeds of all the immovable properties (which are included under the head 'right of use assets') are held in the name of the Company. The Company does not hold any immovable property (in the nature of 'property, plant and equipment').
- (ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification.
- (iii) The Company has granted interest free as well as interest bearing unsecured loans to companies covered in the register maintained under Section 189 of the Act; and with respect to the same:
  - (a) in our opinion the terms and conditions of grant of such loans are not, prima facie, prejudicial to the Company's interest.
  - (b) the schedule of repayment of principal has been stipulated wherein the principal amounts are repayable on demand and since the repayment of such loans has not been demanded, in our opinion, repayment of the principal amount and the interest are regular, except for the loans given to the companies which are interest free; and
  - (c) there is no overdue amount in respect of loans granted to such companies.
- (iv) In our opinion, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of loans, investments, guarantees and security.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under sub-section (1) of Section 148 of the Act in respect of Company's products/services and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii)(a) The Company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they become payable.



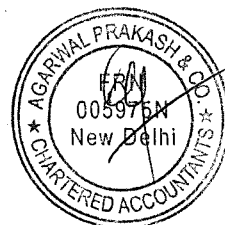
## Annexure A to the Independent Auditor's Report

- (b) The dues outstanding in respect of income-tax, sales-tax, service-tax, duty of customs, duty of excise, value added tax and goods and services tax on account of any dispute, are as follows:

### Statement of Disputed Dues

Name of the statute	Nature of dues	Amount (₹ in lakhs)	Amount paid under protest (₹ in lakhs)	Period to which the amount relates	Forum where dispute is pending
Income-tax Act, 1961	Disallowance under section 14A	146.26	-	Assessment Year 2009-10	Hon'ble High Court of Mumbai
Income-tax Act, 1961	Disallowance under section 14A	161.88	-	Assessment Year 2010-11	Hon'ble High Court of Mumbai
Income-tax Act, 1961	Disallowance under section 14A	213.05	-	Assessment Year 2011-12	Hon'ble High Court of Mumbai
Income-tax Act, 1961	Disallowance under section 14A	38.43	-	Assessment Year 2013-14	Income Tax Appellate Tribunal
The Finance Act, 2004 and Service tax rules	Denial of service tax input credit	1,695.25	-	Assessment year 2011-12 to 2014-15	Assistant Commissioner of Service Tax
The Finance Act, 2004 and Service tax rules	Denial of service tax input credit	1,019.00	-	Assessment year 2016-17 to June 2017	Deputy Commissioner of Service Tax

- (viii) The Company has not defaulted in repayment of loans or borrowings to any bank or any dues to debenture holders during the year. The Company did not have any loans or borrowings payable to financial institution or government during the year.
- (ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments). In our opinion, The Company has applied moneys raised by way of the term loans for the purposes for which these were obtained, though idle/surplus funds which were not required for immediate utilisation have been invested in liquid investments, payable on demand.
- (x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.
- (xi) The Company has not paid or provided for any managerial remuneration. Accordingly, the provisions of Clause 3(xi) of the Order are not applicable.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion all transactions with the related parties are in compliance with Sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable Ind AS.





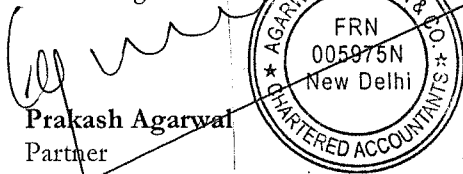
## Annexure A to the Independent Auditor's Report

- (xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.
- (xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.
- (xvi) As detailed in Note 52 to the financial statements, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration No. 005075N



**Prakash Agarwal**

Partner

Membership No.: 084964

UDIN: 21084964AAAAAN6898

Place: New Delhi

Date: 23 April 2021

## Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2021 of even date.

### **Independent Auditor's Report on the internal financial controls with reference to the standalone financial statements 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 standalone financial statements of Indiabulls Real Estate Limited ('the Company') as of 31 March 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the 'Guidance Note') issued by the Institute of Chartered Accountants of India (the '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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditors' Responsibility**

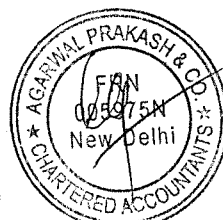
Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to these standalone financial statements, and the Guidance Note issued by the 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 these standalone financial statements were 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 controls with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to these standalone 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 Company's internal financial controls with reference to these standalone financial statements.

#### **Meaning of Internal Financial Controls with reference to Financial Statements**

A company's internal financial controls with reference to these standalone 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



## Annexure B to the Independent Auditor's Report

accounting principles. A company's internal financial controls with reference to these standalone financial statements include 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 these Standalone Financial Statements**

Because of the inherent limitations of internal financial controls with reference to these standalone 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 these standalone financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.


### **Opinion**

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to these standalone 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 Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **Agarwal Prakash & Co.**

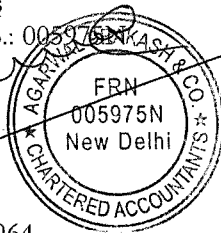
Chartered Accountants

Firm's Registration No.: 005975N

  
**Prakash Agarwal**

Partner

Membership No.: 084964



UDIN: 21084964AAAAAN6898

Place: New Delhi

Date: 23 April 2021

Indiabulls Real Estate Limited  
Balance sheet as at

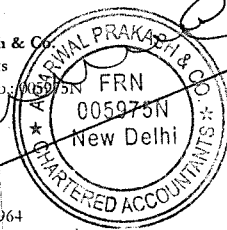
	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
<b>I ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	5	116.36	164.06
Right of use assets	6	23.03	1,849.40
Intangible assets	7	-	-
Financial assets			
Investments	8 A	379,306.46	383,804.89
Loans	9 A	1.87	1,129.22
Other financial assets	10 A	603.45	5,048.00
Deferred tax assets (net)	11	275.67	308.69
Non-current tax assets (net)	12	6,004.78	11,322.85
Other non-current assets	13 A	-	1.91
		<u>386,331.62</u>	<u>403,629.02</u>
<b>Current assets</b>			
Inventories	14	90.19	90.19
Financial assets			
Investments	8 B	-	1.12
Trade receivables	15	-	-
Cash and cash equivalents	16	645.70	1,480.71
Other bank balances	17	5,402.91	24,147.88
Loans	9 B	283,326.04	445,530.84
Other financial assets	10 B	1.50	1.01
Other current assets	13 B	1,476.42	1,313.68
Assets classified held for sale	18	9,003.87	9,003.87
		<u>299,946.63</u>	<u>481,569.30</u>
		<u>686,278.25</u>	<u>885,198.32</u>
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	19 A	9,030.77	9,093.28
Other equity	20	623,169.54	635,843.50
		<u>632,200.31</u>	<u>644,936.78</u>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
Borrowings	21 A	22,359.32	46,201.50
Lease liabilities	22 A	-	859.88
Provisions	23 A	44.00	24.00
		<u>22,403.32</u>	<u>47,085.38</u>
<b>Current liabilities</b>			
Financial liabilities			
Borrowings	21 B	17,907.45	11,973.45
Lease liabilities	22 B	10.19	769.71
Other financial liabilities	24	13,746.77	179,780.57
Other current liabilities	25	9.21	202.94
Provisions	23 B	1.00	2.64
Current tax liabilities (net)	26	-	446.85
		<u>31,674.62</u>	<u>193,176.16</u>
		<u>686,278.25</u>	<u>885,198.32</u>

Summary of significant accounting policies 4

The accompanying notes are an integral part of the standalone financial statements

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

For Agarwal Prakash & Co  
Chartered Accountants  
Firm's Registration No. 005973N  
Prakash Agarwal  
Partner  
Membership No. 084964  
Place: New Delhi  
Date: 23 April 2021



For and on behalf of the board of directors  
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 Tejkar  
Company Secretary  
Place: Mumbai  
Date: 23 April 2021

**Indiabulls Real Estate Limited**  
**Statement of profit and loss for the year ended**

	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
<b>Revenue</b>			
Revenue from operations	27	596.41	36,284.73
Other income	28	4,121.99	27,216.87
		<u>4,718.40</u>	<u>63,501.60</u>
<b>Expenses</b>			
Cost of revenue	29	-	7,042.57
Employee benefits expense	30	244.65	208.30
Finance costs	31	16,005.89	30,160.25
Depreciation and amortisation expense	32	388.43	960.76
Impairment losses on financial assets	33 A	-	14,952.41
Other expenses	33 B	2,005.87	15,230.54
		<u>18,644.84</u>	<u>68,554.83</u>
<b>Loss before tax</b>		<b>(13,926.44)</b>	<b>(5,053.23)</b>
<b>Tax expenses</b>			
Current tax reversal - earlier years	34	-	(44.02)
Deferred tax charge		36.14	3,526.41
		<u>36.14</u>	<u>3,482.39</u>
<b>Loss after tax</b>		<b>(13,962.58)</b>	<b>(8,535.62)</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified to profit and loss			
Equity instruments through other comprehensive income		2,628.60	(2,957.18)
Re-measurement of defined benefit plans		(12.39)	13.83
Income tax effect		3.12	(3.48)
<b>Other comprehensive income</b>		<u>2,619.33</u>	<u>(2,946.83)</u>
<b>Total comprehensive income for the year</b>		<b>(11,343.25)</b>	<b>(11,482.45)</b>
<b>Earnings per equity share of (face value ₹ 2 each)</b>			
Basic (₹)	35	(3.09)	(1.88)
Diluted (₹)		(3.09)	(1.88)

**Summary of significant accounting policies**

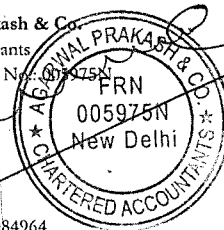
The accompanying notes are an integral part of the standalone financial statements

This is the standalone 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

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

Place: Mumbai  
Date: 23 April 2021

*Abhi Mittal*  
Abhi Mittal  
Chief Financial Officer

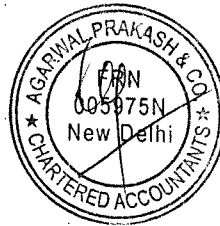
Place: Gurugram  
Date: 23 April 2021

*Ravi Tejani*  
Ravi Tejani  
Company Secretary

Place: Mumbai  
Date: 23 April 2021

Indiabulls Real Estate Limited  
Cash flow statement for the year ended

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
<b>A Cash flow from operating activities:</b>		
Loss before tax	(13,926.44)	(5,053.23)
<i>Adjustments for:</i>		
Interest expense on income tax	0.41	1.16
Interest expense on borrowings	15,927.25	29,820.06
Depreciation and amortisation expenses	388.43	960.76
Interest on lease liabilities	56.48	217.03
Other borrowing costs	21.59	122.00
Profit on sale of property, plants and equipment (net)	-	(0.77)
Loss on Property, plant and equipment written off	0.49	-
Excess provision/liabilities written back	(1,733.88)	(294.63)
Loans and non current investment written off	-	10,131.36
Impairment in value of investments	115.00	849.03
Impairment in value of other financial and non-financial assets	-	5,696.05
Interest on income tax refund	(402.20)	-
Interest income	(1,630.05)	(26,159.11)
Provision for employee benefits	12.87	1.79
Share based payment expense	16.60	54.08
Balances Written Off	3.00	-
Income on fair valuation of financial assets	-	(0.08)
Mark to market loss/(gain) on forward contracts	-	2,423.31
Profit on sale of investments in subsidiary	(596.41)	-
(Profit)/loss on sale of investments (net)	(168.79)	7,468.27
Modification gain on de-recognition of lease contracts	(172.14)	(13.73)
Net gain on settlement through merger scheme and fair value impact of assets held for sale	-	(21,406.90)
<b>Operating (loss)/profit before working capital changes and other adjustments:</b>	<b>(2,087.79)</b>	<b>4,816.45</b>
<i>Working capital changes and other adjustments:</i>		
Inventories	-	7,042.57
Trade receivables	-	589.36
Current and non-current loans	1,127.35	16.67
Others current and non-current assets	(160.83)	567.61
Other current and non-current financial assets	25.38	820.12
Other current financial liabilities	(5,710.50)	1,699.36
Other current liabilities	(192.95)	(6,574.25)
<b>Cash flow(used in)/from operating activities</b>	<b>(6,999.34)</b>	<b>8,977.89</b>
Income taxes refund (net)	5,719.86	2,160.12
<b>Net cash (used in)/from operating activities</b>	<b>(1,279.48)</b>	<b>11,138.01</b>
<b>B Cash flow from investing activities:</b>		
Purchase of property, plant and equipment and intangible assets (including capital advances)	(1.09)	(9.13)
Proceeds from sale of property, plant and equipment	-	1.24
Movement in fixed deposits (net)	22,864.16	(14,547.30)
Proceeds from sale of investments - mutual funds (net)	169.91	668.58
Investment in subsidiary companies		
Purchase of investments - equity shares	-	(42,500.00)
Purchase of investments - preference shares	-	(1,891.00)
Purchase of investments - others	-	(0.10)
Sale of investment in subsidiary companies		
Proceeds from sale and buyback of investments - equity shares	7,591.76	248,759.09
Proceeds from sale of investments in joint ventures companies and others - equity shares	-	19,500.64
Proceeds from sale of investments - debentures	-	45,815.06
Proceeds from redemption of investments - preference shares and debentures	-	0.01
Inter-corporate loans and advances received back/(given to) subsidiary companies (net)	161,309.21	(98,230.00)
Inter-corporate loans and advances received back/(given to) joint ventures (net)	-	8,370.59
Inter-corporate loans and received back/(given to) others (net)	802.00	(1,081.23)
Interest received	1,835.10	24,868.07
<b>Net cash generated from investing activities</b>	<b>194,571.05</b>	<b>189,724.52</b>



Indiabulls Real Estate Limited  
Cash flow statement for the year ended

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
<b>C Cash flow from financing activities: (refer note 45)</b>		
Proceeds from issue of equity share capital (including securities premium)	-	2,171.05
Acquisition of treasury shares	(1,393.22)	-
Proceeds from borrowings from banks	-	10,114.00
Repayment of borrowings to banks	(118,800.00)	(14,108.37)
Proceeds from issue of debentures	5,000.00	-
Redemption of debentures	(64,000.00)	(76,000.00)
Proceeds from issue of commercial paper	8,000.00	101,500.00
Repayment of commercial paper	(8,000.00)	(198,000.00)
Inter-corporate borrowings taken	266,759.05	213,693.00
Inter-corporate borrowings repaid	(265,825.05)	(212,049.00)
Interest paid on borrowings	(15,558.84)	(28,415.81)
Payment of lease liabilities (inclusive of interest paid amounting to ₹ 56.48 lakhs (31 March 2020 ₹ 217.03 lakhs))	(286.93)	(813.43)
Other borrowing costs	(21.59)	(121.99)
<b>Net cash (used in)/flow from financing activities</b>	<b>(194,126.58)</b>	<b>(202,030.55)</b>
<b>D Net (decrease)/increase in cash and cash equivalents (A+B+C)</b>	<b>(835.01)</b>	<b>(1,168.02)</b>
<b>E Cash and cash equivalents at the beginning of the year (refer note a below)</b>	<b>1,480.71</b>	<b>2,648.73</b>
<b>F Cash and cash equivalents at the end of the year (D+E)</b>	<b>645.70</b>	<b>1,480.71</b>

Note:

- a) Cash and cash equivalents includes :(refer note 16)

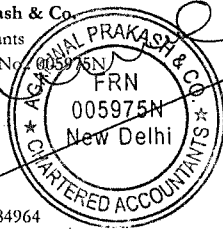
Cash on hand	-	0.09
Balances with banks		
In current accounts	645.70	1,480.62
	<b>645.70</b>	<b>1,480.71</b>

This is the standalone cash flow statement 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 board of directors

*Gurbans Singh*  
Gurbans Singh  
Joint Managing Director  
[DIN: 06667127]

Place: New Delhi  
Date: 23 April 2021

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

Place: Mumbai  
Date: 23 April 2021

*Anil Mittal*  
Anil Mittal  
Chief Financial Officer

Place: Gurugram  
Date: 23 April 2021

*Ravi Felker*  
Ravi Felker  
Company Secretary

Place: Mumbai  
Date: 23 April 2021

Indiabulls Real Estate Limited  
Statement of changes in equity for the year ended 31 March 2021

A Equity share capital\*

Particulars	Balance as at 1 April 2019	Issue of equity share capital during the year	Balance as at 31 March 2020	Issue of equity share capital during the year	Investment in Treasury Shares (Own Shares)	Balance as at 31 March 2021
Equity share capital	9,013.61	79.67	9,093.28	-	(62.51)	9,030.77

B Other equity\*\*

Description	Reserves and surplus						Other comprehensive income		Total
	General reserve	Capital reserve	Debt redemption reserve	Capital redemption reserve	Share options outstanding account	Securities premium	Retained earnings	Fair valuation of equity instruments	
Balance as at 1 April 2019	51,265.03	27,720.50	27,062.50	2,200.92	1,951.67	534,779.82	767.75	(585.65)	645,162.54
Loss for the year	-	-	-	-	-	-	(8,535.62)	-	(8,535.62)
Other comprehensive income	-	-	-	-	-	-	10.35	-	10.35
Re-measurement of defined benefit plans (net of tax)	-	-	-	-	-	-	-	(2,957.18)	(2,957.18)
Equity instruments through other comprehensive income	-	-	-	-	-	-	-	-	-
Share based options for employees of subsidiaries	-	-	-	-	17.93	-	-	-	17.93
Issue of equity shares (including exercise of stock options)	-	-	-	-	(1,366.37)	3,457.75	-	-	2,091.38
Share based payment expense	-	-	-	-	54.10	-	-	-	54.10
Transfer to retained earnings on account of stock options lapsed	-	-	-	-	(19.33)	-	19.33	-	-
Balance as at 31 March 2020	51,265.03	27,720.50	27,062.50	2,200.92	638.00	538,237.57	(7,758.19)	(3,542.83)	635,843.50
Loss for the year	-	-	-	-	-	-	(13,962.58)	-	(13,962.58)
Other comprehensive income	-	-	-	-	-	-	(9.27)	-	(9.27)
Re-measurement of defined benefit plans (net of tax)	-	-	-	-	-	-	-	2,628.60	2,628.60
Equity instruments through other comprehensive income	-	-	-	-	-	-	-	-	-
Investment in Treasury Shares (Own Shares)	-	-	-	-	(1,330.71)	-	-	-	(1,330.71)
Share based options for employees of subsidiaries	-	-	-	-	(16.60)	-	-	-	(16.60)
Transfer to retained earnings on account of stock options lapsed	-	-	-	-	(73.26)	-	73.26	-	-
Share based payment expense	-	-	-	-	16.60	-	-	-	16.60
Balance as at 31 March 2021	51,265.03	27,720.50	27,062.50	2,200.92	564.74	536,906.86	(21,636.78)	(914.23)	623,169.54

\*Refer note 12A for details

\*\*Refer note 20 for details

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

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

Prakash Agarwal  
Partner  
Membership No. 084964

AGARWAL PRAKASH & CO. \*SINCE 1950\*  
FRN 005975N  
New Delhi  
\*CHARTERED ACCOUNTANTS\*

Place: New Delhi  
Date: 23 April 2021

For and on behalf of the board of directors

Gurbans Singh  
Joint Managing Director  
[DIN: 06667127]

Mehul Johnson  
Joint Managing Director  
[DIN: 00016075]

Anil Mittal  
Chief Financial Officer

Ravi Prakash  
Company Secretary

Place: Mumbai  
Date: 23 April 2021

Place: Mumbai  
Date: 23 April 2021

Place: New Delhi  
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. Company information and nature of principal activities

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

During the year, the 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.

#### 2. General information and statement of compliance with Ind AS

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

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

#### Recent accounting pronouncement

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 1 April 2021.

#### 3. Basis of accounting

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

#### 4. Summary of significant accounting policies

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

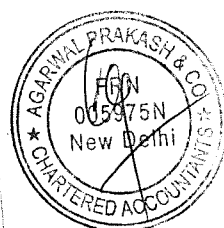
##### 4.1 Current versus non-current classification

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

##### 4.2 Property, plant and equipment (PPE)

###### *Recognition and initial measurement*

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



## Indiabulls Real Estate Limited

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

#### *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
Plant and equipment	12 – 15 years
Office equipment	5 years
Computers	3 – 6 years
Furniture and fixtures	10 years
Vehicles	8 years

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

#### *De-recognition*

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

### 4.3 Intangible assets

#### *Recognition and initial measurement*

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

#### *Subsequent measurement (amortisation)*

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

#### *De-recognition*

Intangible assets are de-recognised upon disposal or when no further 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 the statement of profit and loss, when the asset is de-recognised.

### 4.4 Asset classified as held for sale

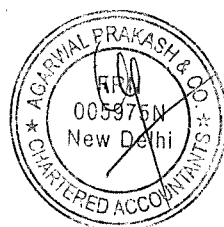
Non-current assets are classified as held for sale if their sale is considered highly probable. They are measured at fair value less cost to sell.

### 4.5 Inventories

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

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

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



## Indiabulls Real Estate Limited

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

#### 4.6 Revenue recognition

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

##### *Revenue from real estate properties advisory and management services*

Income arising from real estate properties advisory services is recognised in the period in which the services are being rendered. The Company 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 business*

Profit on sale of investments of entities in the real estate business is recognised when 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.

##### *Interest income*

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

##### *Gain on amortised cost financial assets*

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

#### 4.7 Borrowing costs

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.

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.

If any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalization rate on general borrowings.

#### 4.8 Right of use assets and lease liabilities

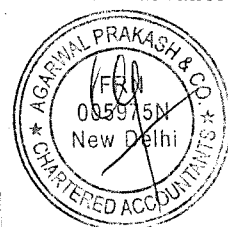
For any new contracts entered into on or after 1 April 2019, the Company considers whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

##### *Classification of leases*

The Company 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 Company 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 Company, 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).



## Indiabulls Real Estate Limited

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

#### *Subsequent measurement*

The Company 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 Company also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Company 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 Company'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 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 Company has elected to account for short-term leases and leases of low-value assets 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.

#### **4.9 Impairment of non-financial assets**

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

#### **4.10 Foreign currency**

##### *Functional and presentation currency*

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

##### *Transactions and balances*

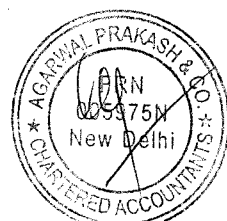
Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

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

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the Statement of Profit and Loss when they arise.

#### **4.11 Investments**

Investment in equity instruments of subsidiaries and joint ventures are measured at cost as per Ind AS 27 'Separate Financial Statements'.



## Indiabulls Real Estate Limited

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

#### 4.12 Financial instruments

##### Non-derivative 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 Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL).
- 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 Company 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).

##### Non-derivative financial liabilities

###### *Recognition and initial measurement*

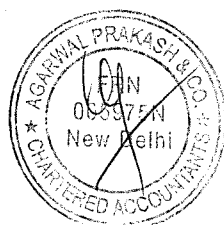
All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

###### *Subsequent measurement*

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

###### *De-recognition of financial liabilities*

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability measured at amortized cost (or, depending on the business model, at fair value through other comprehensive income). The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.



## Indiabulls Real Estate Limited

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

#### Derivatives

The Company has entered into certain forward (derivative) contracts to hedge risks. These derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period. Any profit or loss arising on cancellation or renewal of such derivative contract is recognised as income or as expense for the period.

#### Offsetting of financial instruments

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

#### 4.13 Impairment of financial assets

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

##### *Trade receivables*

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

##### *Other financial assets*

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

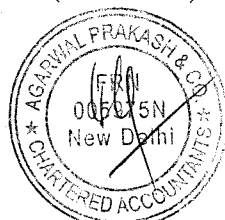
#### 4.14 Income taxes

Tax expense recognized in Statement of Profit and Loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

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

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted



## Indiabulls Real Estate Limited

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

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).

When there is uncertainty over income tax treatments, in such a circumstance, current or deferred tax asset or liability is recognised and measured accordingly. For example, current and deferred tax asset or liability on dividends in profit or loss, other comprehensive income or equity accordingly.

#### 4.15 Cash and cash equivalents

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

#### 4.16 Employee benefits

##### *Defined contribution plan*

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

##### *Defined benefit plan*

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries.

Current service cost is computed using actuarial assumptions and net interest using discount rate determined at the start of the annual reporting period. However, if an entity re-measures the net defined benefit liability (asset), it determines current service cost and net interest for the remainder of the annual reporting period after the plan amendment, curtailment or settlement using the actuarial assumptions used to re-measure the net defined benefit liability (asset). Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

##### *Other long-term employee benefits*

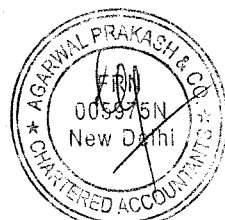
The Company also provides benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial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

##### *Short-term employee benefits*

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

#### 4.17 Share based payments

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



## Indiabulls Real Estate Limited

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

#### 4.18 Provisions, contingent liabilities and contingent assets

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

Contingent liability is disclosed for:

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

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

#### 4.19 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.

#### 4.20 Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

##### *Significant management judgements*

**Recognition of deferred tax assets** – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

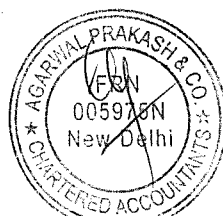
**Evaluation of indicators for impairment of assets** – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

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

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

##### *Significant estimates*

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





**Indiabulls Real Estate Limited**

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

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

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

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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 - 5

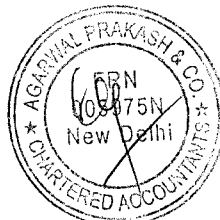
Property, plant and equipment						(₹ in lakhs)
	Plant and equipment	Office equipment	Computers	Furniture and fixtures	Vehicles	Total
<b>Gross block</b>						
As at 1 April 2019	1,204.86	34.99	41.94	229.36	602.16	2,113.31
Additions	-	4.79	-	4.34	-	9.13
Disposals/adjustments	-	-	-	-	164.37	164.37
As at 31 March 2020	1,204.86	39.78	41.94	233.70	437.79	1,958.07
Additions	-	-	1.09	-	-	1.09
Disposals/adjustments	-	2.54	-	1.54	22.09	26.17
Balance as at 31 March 2021	1,204.86	37.24	43.03	232.16	415.70	1,932.99
<b>Accumulated depreciation</b>						
As at 1 April 2019	1,198.86	26.32	38.02	142.54	486.45	1,892.19
Charge for the year	3.84	5.25	2.15	25.33	29.15	65.72
Disposals/adjustments	-	-	-	-	163.90	163.90
As at 31 March 2020	1,202.70	31.57	40.17	167.87	351.70	1,794.01
Charge for the year	0.57	2.58	1.10	18.58	25.46	48.29
Disposals/adjustments	-	2.54	-	1.04	22.09	25.67
Balance as at 31 March 2021	1,203.27	31.61	41.27	185.41	355.07	1,816.63
Net block as at 31 March 2020	2.16	8.21	1.77	65.83	86.09	164.06
Net block as at 31 March 2021	1.59	5.63	1.76	46.75	60.63	116.36

Note - 6

Right of use assets (refer note 42)			(₹ in lakhs)
	Building		Total
<b>Gross block</b>			
As at 1 April 2019		2,672.55	2,672.55
Adjustments during the year		289.25	289.25
De-recognition on account of early termination of lease contract		289.54	289.54
Balance as at 31 March 2020		2,672.26	2,672.26
Adjustments during the year		-	-
De-recognition on account of early termination of lease contract		2,570.26	2,570.26
Balance as at 31 March 2021		102.00	102.00
<b>Accumulated depreciation</b>			
As at 1 April 2019		-	-
Charge for the year		893.38	893.38
De-recognition on account of early termination of lease contract		70.52	70.52
Balance as at 31 March 2020		822.86	822.86
Charge for the year		340.14	340.14
De-recognition on account of early termination of lease contract		1,084.03	1,084.03
Balance as at 31 March 2021		78.97	78.97
Net block as at 31 March 2020		1,849.40	1,849.40
Net block as at 31 March 2021		23.03	23.03

Note - 7

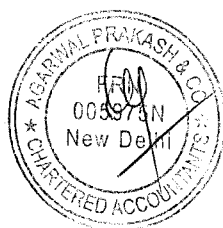
Intangible assets			(₹ in lakhs)
	Softwares		Total
<b>Gross block</b>			
As at 1 April 2019	368.62		368.62
Additions	-		-
Disposals/assets written off	-		-
As at 31 March 2020	368.62		368.62
Additions	-		-
Disposals/assets written off	-		-
Balance as at 31 March 2021	368.62		368.62
<b>Accumulated amortisation</b>			
As at 1 April 2019	366.96		366.96
Charge for the year	1.66		1.66
Disposals/assets written off	-		-
As at 31 March 2020	368.62		368.62
Charge for the year	-		-
Disposals/assets written off	-		-
Balance as at 31 March 2021	368.62		368.62
Net block as at 31 March 2020	-		-
Net block as at 31 March 2021	-		-



**Indiabulls Real Estate Limited**

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

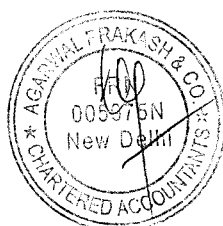
Note - 8	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
<b>A Investments - non-current*</b>				
<b>(i) Investment in equity shares**</b>				
<b>Others - quoted</b>				
RattanIndia Power Limited#	219,050,000	5,585.78	219,050,000	2,957.17
<b>Subsidiaries - unquoted</b>				
Airmid Developers Limited	98,039	18.00	98,039	18.00
Albasta Constructions Limited	50,000	5.00	50,000	5.00
Albasta Properties Limited	50,000	5.00	50,000	5.00
Albasta Real Estate Limited	50,000	5.00	50,000	5.00
Albina Properties Limited	50,000	5.00	50,000	5.00
Angina Properties Limited	50,000	5.00	50,000	5.00
Angles Constructions Limited	50,000	5.00	50,000	5.00
Apesh Constructions Limited	50,000	5.00	50,000	5.00
Apesh Properties Limited	50,000	5.00	50,000	5.00
Apesh Real Estate Limited	50,000	5.00	50,000	5.00
Athena Builders and Developers Limited	50,000	5.00	50,000	5.00
Athena Buildwell Limited	50,000	137.71	50,000	137.71
Athena Infrastructure Limited^^^	98,039	142.50	98,039	144.73
Athena Land Development Limited	50,000	5.00	50,000	5.00
Aurora Builders and Developers Limited	50,000	5.00	50,000	5.00
Bridget Builders and Developers Limited	50,000	4,670.20	50,000	4,670.20
Catherine Builders and Developers Limited	50,000	4,251.30	50,000	4,251.30
Ceres Estate Limited	75,000,000	14,995.00	75,000,000	14,995.00
Ceres Land Development Limited	50,000	5.00	50,000	5.00
Ceres Properties Limited	50,000	5.00	50,000	5.00
Citra Developers Limited	50,000	5.00	50,000	5.00
Citra Properties Limited	98,039	14.61	98,039	14.61
Cobitis Buildwell Limited	50,000	5.00	50,000	5.00
Cobitis Real Estate Limited	50,000	5.00	50,000	5.00
Dev Property Development Plc (face value Pence 1) (Refer note (b) below)	380,428	301.00	380,428	301.00
Devona Developers Limited	50,000	5.00	50,000	5.00
Diana Infrastructure Limited	50,000	5.00	50,000	5.00
Edesia Constructions Limited	50,000	5.00	50,000	5.00
Edesia Developers Limited	50,000	5.00	50,000	5.00
Edesia Infrastructure Limited	50,000	5.00	50,000	5.00
Elena Constructions Limited	50,000	5.00	50,000	5.00
Elena Properties Limited	50,000	5.00	50,000	5.00
Fama Properties Limited	50,000	5.00	50,000	5.00
Flora Land Development Limited	50,000	5.00	50,000	5.00
Fornax Real Estate Limited	98,039	9.80	98,039	9.80
Grand Limited (face value of GBP 1 each)	1,000	0.99	1,000	0.99
Hecate Power and Land Development Limited	50,000	5.00	50,000	5.00
Hermes Builders and Developers Limited	50,000	5.00	50,000	5.00
IB Holdings Limited	50,000	5.00	50,000	5.00
Indiabulls Buildcon Limited	668,920	5,404.95	668,920	5,404.95
Indiabulls Commercial Assets Limited	50,000	5.00	50,000	5.00
Indiabulls Communication Infrastructure Limited	50,000	5.00	50,000	5.00
Indiabulls Constructions Limited^^^	50,000	133.57	50,000	132.58
Indiabulls Estate Limited	3,274,734	8,353.25	3,274,734	8,353.25
Indiabulls Hotel Properties Limited	50,000	5.00	50,000	5.00
Indiabulls Housing and Constructions Limited	50,000	5.00	50,000	5.00
Indiabulls Housing and Land Development Limited	50,000	5.00	50,000	5.00
Indiabulls Housing Developers Limited	50,000	5.00	50,000	5.00
Indiabulls Industrial Infrastructure Limited^^^	65,000,000	6,536.02	65,000,000	6,535.67
<b>Balance carried forward</b>		<b>50,729.68</b>		<b>48,101.96</b>



Indiabulls Real Estate Limited

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

	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
<b>Balance carried over</b>		<b>50,729.68</b>		<b>48,101.96</b>
Indiabulls Infraestate Limited	227,440	162,620.95	227,440	162,620.95
Indiabulls Infotech Limited	50,000	5.00	50,000	5.00
Indiabulls Lands Limited	50,000	5.00	50,000	5.00
Indiabulls Multiplex Services Limited	50,000	67.36	50,000	67.36
Indiabulls Natural Resources Limited	50,000	5.00	50,000	5.00
Indiabulls Projects Limited	100,000,000	10,000.00	100,000,000	10,000.00
Indiabulls Real Estate Builders Limited	50,000	5.00	50,000	5.00
Indiabulls Real Estate Developers Limited	50,000	5.00	50,000	5.00
Indiabulls Realty Company Limited	50,000	5.00	50,000	5.00
Indiabulls Software Parks Limited	50,000	5.00	50,000	5.00
Ivonne Infrastructure Limited	50,000	5.00	50,000	5.00
Juventus Estate Limited^^^	98,039	107.26	98,039	113.91
Lakisha Infrastructure Limited	50,000	5.00	50,000	5.00
Lenus Constructions Limited	50,000	5.00	50,000	5.00
Lenus Infrastructure Limited	50,000	5.00	50,000	5.00
Lenus Properties Limited	50,000	5.00	50,000	5.00
Linnet Constructions Limited	50,000	5.00	50,000	5.00
Linnet Developers Limited	50,000	5.00	50,000	5.00
Linnet Infrastructure Limited	50,000	5.00	50,000	5.00
Linnet Properties Limited	50,000	5.00	50,000	5.00
Linnet Real Estate Limited	50,000	5.00	50,000	5.00
Loon Infrastructure Limited	50,000	5.00	50,000	5.00
Lorena Builders Limited	50,000	5.00	50,000	5.00
Lucina Constructions Limited	50,000	5.00	50,000	5.00
Lucina Land Development Limited^^^	50,000	203.31	50,000	200.79
Mabon Constructions Limited	50,000	40.68	50,000	40.68
Mabon Properties Limited	50,000	5.00	50,000	5.00
Makala Infrastructure Limited	50,000	5.00	50,000	5.00
Manjola Infrastructure Limited	50,000	5.00	50,000	5.00
Manjola Real Estate Limited	50,000	5.00	50,000	5.00
Mariana Constructions Limited	50,000	21.12	50,000	21.12
Mariana Developers Limited	50,000	5.00	50,000	5.00
Mariana Real Estate Limited	50,000	612.99	50,000	612.99
Nilgiri Infraestate Limited	50,000	5.00	50,000	5.00
Nilgiri Infrastructure Projects Limited	50,000	5.00	50,000	5.00
Nilgiri Resources Limited	50,000	5.00	50,000	5.00
Parmida Constructions Limited	50,000	5.00	50,000	5.00
Parmida Developers Limited	50,000	5.00	50,000	5.00
Parmida Properties Limited	50,000	5.00	50,000	5.00
Selene Builders and Developers Limited	50,000	5.00	50,000	5.00
Selene Constructions Limited^^^	98,039	37.79	98,039	38.29
Selene Infrastructure Limited	10,000,000	1,000.00	10,000,000	1,000.00
Selene Land Development Limited	50,000	5.00	50,000	5.00
Sentia Constructions Limited	50,000	39.00	50,000	39.00
Sentia Infrastructure Limited	50,000	5.00	50,000	5.00
Sentia Real Estate Limited	50,000	5.00	50,000	5.00
Sepset Developers Limited	50,000	5.00	50,000	5.00
Serpentes Constructions Limited	50,000	5.00	50,000	5.00
Shosell Holding Limited (face value Euro 1) (refer note a below)	1,000	0.63	1,040	6,995.88
Sophia Constructions Limited	50,000	5.00	50,000	5.00
Sophia Real Estate Limited	50,000	5.00	50,000	5.00
Sylvanus Properties Limited^^^	10,000,000	1,213.72	10,000,000	1,224.81
<b>Balance carried forward</b>		<b>226,889.49</b>		<b>231,272.74</b>

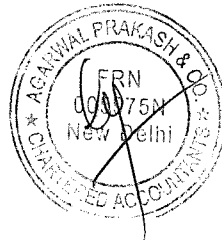


**Indiabulls Real Estate Limited**

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

	31 March 2021		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
<b>Balance carried over</b>		<b>226,889.49</b>		<b>231,267.74</b>
Tapir Constructions Limited	50,000	5.00	50,000	5.00
Tapir Land Development Limited	50,000	5.00	50,000	5.00
Triton Estate Limited	50,000	5.00	50,000	5.00
Triton Properties Limited	50,000	5.00	50,000	5.00
Varali Constructions Limited	50,000	5.00	50,000	5.00
Varali Infrastructure Limited	50,000	1,441.22	50,000	1,441.22
Varali Properties Limited	50,000	5.00	50,000	5.00
Varali Real Estate Limited	50,000	5.00	50,000	5.00
Vindhyaachal Land Development Limited	50,000	5.00	50,000	5.00
Zeus Buildwell Limited	50,000	5.00	50,000	5.00
Zeus Estate Limited	50,000	5.00	50,000	5.00
<b>Sub-total</b>		<b>228,380.71</b>		<b>232,758.96</b>
Less: Impairment in the value of investments		216.11		101.11
<b>Sub-total (A)</b>		<b>228,164.60</b>		<b>232,657.85</b>
<b>(ii) Investment in trust</b>				
Indiabulls Real Estate Limited - Employees Welfare Trust (Refer note (c) below)		-		0.10
<b>Sub-total (B)</b>		<b>-</b>		<b>0.10</b>
<b>(iii) Investment in preference shares##</b>				
<b>Subsidiaries - unquoted</b>				
Airmid Developers Limited (0.0001% compulsorily convertible preference shares)	592,664	160.43	592,664	160.43
Athena Infrastructure Limited (0.0001% compulsorily convertible preference shares)	314,099	38.63	314,099	38.63
Citra Properties Limited (0.0001% compulsorily convertible preference shares)	170,284	34.06	170,284	34.06
Fornax Real Estate Limited (0.0001% compulsorily convertible preference shares)	547,632	5,476.32	547,632	5,476.32
Indiabulls Estate Limited (14% optionally convertible preference shares)	20,633,954	0.77	20,633,954	0.77
Juventus Estate Limited (0.0001% compulsorily convertible preference shares)	355,627	117.43	355,627	117.43
Selene Constructions Limited (0.0001% compulsorily convertible preference shares)	391,519	49.23	391,519	49.23
Indiabulls Constructions Limited (0.00001% optionally convertible redeemable preference shares, face value of ₹ 10 each)	623,280,000	7,000.00	623,280,000	7,000.00
Indiabulls Constructions Limited (0.001% non-convertible redeemable preference shares, face value of ₹ 10 each) (refer note 47)	450,000,000	45,000.00	450,000,000	45,000.00
Makala Infrastructure Limited (0.001% non-convertible redeemable preference shares, face value of ₹ 10 each)	9,000,000	900.00	9,000,000	900.00
<b>Sub-total (C)</b>		<b>58,776.87</b>		<b>58,776.87</b>
<b>(iv) Investment in debentures</b>				
<b>Subsidiaries - unquoted</b>				
<i>Optionally convertible debentures<sup>A</sup></i>				
Airmid Developers Limited	1,210,500	32,031.22	1,210,500	32,031.22
Athena Infrastructure Limited	642,000	7,718.94	642,000	7,718.94
Citra Properties Limited	348,500	6,813.18	348,500	6,813.18
Indiabulls Estate Limited	317,081	6,961.46	317,081	6,961.46
Juventus Estate Limited	1,096,893	27,158.96	1,096,893	27,158.96
Selene Constructions Limited	800,000	9,833.69	800,000	9,833.69
<b>Sub-total</b>		<b>90,517.45</b>		<b>90,517.45</b>
Less: Impairment in the value of investments		4,435.04		4,435.04
<b>Sub-total (D)</b>		<b>86,082.41</b>		<b>86,082.41</b>

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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		31 March 2020	
	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
(v) Investment in bonds^^				
Others - unquoted###				
IFDIC Bank Limited (Coupon rate 8.44%)	8	878.78	8	878.92
Housing Development Finance Corporation Limited (Coupon rate 8.45%)	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
<b>Sub-total (E)</b>		<b>6,282.58</b>		<b>6,282.66</b>
<b>Grand Total (A+B+C+D+E)</b>		<b>379,306.46</b>		<b>383,804.89</b>
Aggregate amount of unquoted investments (net)		373,720.68		380,847.72
Aggregate amount of quoted investments and market value		5,585.78		2,957.17
Aggregate amount of impairment in the value of investments		4,651.15		4,536.15

**Notes:**

- (a) During the year, a wholly owned subsidiary of the Company namely Shoxell Holding Limited has bought back 40 shares from the Company for an aggregate consideration of ₹ 7591.76 lakhs and accordingly, the Company has recognized profit on buyback amounting to ₹ 596.41 lakhs in these financials statements.
- (b) During the previous year, a wholly owned subsidiary of the Company namely Dev Property Development Plc ('DPD') has bought back 137,619,572 shares from the Company for an aggregate consideration of ₹ 84,959.50 lakhs and accordingly, the Company has recognized loss on buyback amounting to ₹ 23,929.92 lakhs in these financials statements.
- (c) During the previous year ended 31 march 2020, the Company has set up an employees welfare trust titled "Indiabulls Real Estate Limited – Employees Welfare Trust" (the "Trust") to efficiently manage the current as well as any future share based employees benefits schemes. Please refer note 19A(iii) and 19A(iv).

\*All the investment in subsidiaries are measured at cost as per Ind AS 27 'Separate Financial Statements'

\*\*Face value of ₹ 10 each unless otherwise stated.

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

## Face value of ₹ 1,000 each unless otherwise stated

^ Face value of ₹ 1,000 each and coupon rate is 0.0001%, unless otherwise stated

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

^^^The investments include the investment booked for subsidiaries on account of stock options issued to employees of those subsidiaries

### including interest accrued on bonds

	Number	Amount (₹ in lakhs)	Number	Amount (₹ in lakhs)
<b>B Investments - current</b>				
Investment in mutual funds (quoted)				
Indiabulls Savings Fund - Direct Plan-Growth		-		1.12
Nil (previous year: 100) units, NAV: Nil (previous year: NAV: ₹ 1,116.045) per unit]		-		1.12
		-		1.12
Aggregate amount of quoted investments and market value		-		1.12

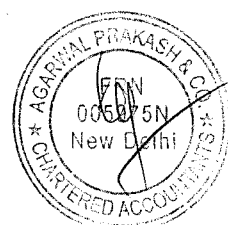


**Indiabulls Real Estate Limited**
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021**

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
<b>Note - 9</b>		
<b>A Loans - non current</b>		
<b>Loans receivables considered good - unsecured</b>		
Security deposits given to others	1.87	1,129.22
	<u>1.87</u>	<u>1,129.22</u>
<b>B Loans - current</b>		
<b>Loans receivables considered good - unsecured</b>		
Security deposits	20.00	20.00
Inter-corporate loans to subsidiaries (refer note 40)	282,878.39	444,302.60
Inter-corporate loans to other parties	427.65	1,208.24
<b>Loans receivables - credit impaired</b>		
Inter-corporate loans to subsidiaries (refer note 40)	5,054.88	5,054.88
	<u>288,380.92</u>	<u>450,585.72</u>
<b>Less: Impairment for loans (expected credit loss)</b>	<u>(5,054.88)</u>	<u>(5,054.88)</u>
	<u>283,326.04</u>	<u>445,530.84</u>
<b>Note - 10</b>		
<b>A Other financial assets - non-current</b>		
Bank deposits with maturity of more than 12 months (refer note (a) (b) below)	600.00	5,048.00
Other advances*	3.45	-
* Bombay stock exchange limited debt securities recovery expense fund	<u>603.45</u>	<u>5,048.00</u>
<b>Notes:</b>		
(a) Bank deposits of ₹ 600.00 lakhs (31 March 2020: ₹ Nil) have been lien marked against overdraft facility.		
(b) Bank deposits of ₹ Nil (excluding interest accrued) (31 March 2020: ₹ 5,000.00 lakhs) have been lien marked to third party as a security to fulfill certain business obligations.		
<b>B Other financial assets - current</b>		
Earnest money deposit	1.00	1.00
Other advances*	0.50	0.01
* Bombay stock exchange limited debt securities recovery expense fund	<u>1.50</u>	<u>1.01</u>
<b>Note - 11</b>		
<b>Deferred tax assets (net)</b>		
Deferred tax asset arising on account of:		
Property, plant and equipment and intangible assets - depreciation and amortisation	90.59	98.29
Right of use assets and lease liability	-	35.52
Loans and other financial instruments - debt instruments	68.05	0.84
Employee benefits		
Gratuity and compensated absences	11.33	6.71
Share based payment	171.50	167.33
	<u>341.47</u>	<u>308.69</u>
<b>Deferred tax liabilities arising on account of:</b>		
Right of use assets and lease liability	(65.80)	-
	<u>(65.80)</u>	<u>-</u>
	<u>275.67</u>	<u>308.69</u>

- (i) The Company has unabsorbed business losses amounting to ₹ 29,905.66 lakhs (31 March 2020: ₹ 22,153.84 lakhs) on which no deferred tax asset is recognised considering there is no probability which demonstrate realisation of deferred tax asset in the near future. Further these losses are available for offset for maximum period of eight years from the date of incurrance of loss.

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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) Caption wise movement in deferred tax assets as follows:

(₹ in lakhs)

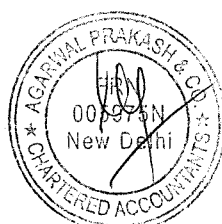
Particulars	31 March 2019	Recognised in other comprehensive income	Recognised in Statement of profit and loss	31 March 2020
<b>Assets</b>				
Property, plant and equipment and intangible assets	144.85	-	(46.56)	98.29
Right of use assets and lease liability	-	-	35.52	35.52
Loans and other financial assets	8.98	-	(8.14)	0.84
Impairment for investments, financial and non-financial assets	1,227.04	-	(1,227.04)	-
Employee benefits	561.51	(3.48)	(383.99)	174.04
Unabsorbed capital losses	2,684.94	-	(2,684.94)	-
<b>Liabilities</b>				
Derivate assets - mark to market gain on derivative contract	(1,133.03)	-	1,133.03	-
Fair valuation gain of investments	(1,918.36)	-	1,918.36	-
<b>Sub-total</b>	<b>1,575.93</b>	<b>(3.48)</b>	<b>(1,263.70)</b>	<b>308.69</b>
Minimum alternate tax credit entitlement	2,262.65	-	(2,262.65)	-
<b>Total</b>	<b>3,838.58</b>	<b>(3.48)</b>	<b>(3,526.41)</b>	<b>308.69</b>

(₹ in lakhs)

Particulars	31 March 2020	Recognised in other comprehensive income	Recognised in Statement of profit and loss	31 March 2021
<b>Assets</b>				
Property, plant and equipment and intangible assets	98.29	-	(7.70)	90.59
Loans and other financial assets	0.84	-	67.21	68.05
Employee benefits	174.04	3.12	5.67	182.83
<b>Liabilities</b>				
Right of use assets and lease liability	35.52	-	(101.32)	(65.80)
<b>Sub-total</b>	<b>308.69</b>	<b>3.12</b>	<b>(36.14)</b>	<b>275.67</b>
<b>Total</b>	<b>308.69</b>	<b>3.12</b>	<b>(36.14)</b>	<b>275.67</b>

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
<b>Note - 12</b>		
<b>Non-current tax assets (net)</b>		
Advance income tax, including tax deducted at source (net of provisions)	6,004.78	11,322.85
	<u>6,004.78</u>	<u>11,322.85</u>
<b>Note - 13</b>		
<b>A Other non-current assets</b>		
<b>(Unsecured, considered good)</b>		
Prepaid expenses	-	1.91
	<u>-</u>	<u>1.91</u>
<b>B Other current assets</b>		
<b>(Unsecured, considered good, unless otherwise stated)</b>		
Advance to employees	0.61	0.65
Advance to suppliers/service providers (doubtful balance of ₹ 179.27 lakhs (31 March 2020: ₹ 179.27 lakhs))	195.01	186.89
Prepaid expenses	31.87	22.57
Balances with statutory authorities (doubtful balance of ₹ 875.00 lakhs (31 March 2020: ₹ 875.00 lakhs))*	2,303.20	2,153.34
Stamp paper in hands	-	4.50
	<u>2,530.69</u>	<u>2,367.95</u>
Less: Impairment for non-financial assets	(1,054.27)	(1,054.27)
	<u>1,476.42</u>	<u>1,313.68</u>

\*includes ₹ 154.91 lakhs (31 March 2020: ₹ 139.66 lakhs) paid under protest to income tax authorities.





**Indiabulls Real Estate Limited**

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

**Note - 14**

**Inventories**

Land*	90.19	90.19
<b>Real estate properties under development (at cost)</b>		
Cost of properties under development	-	7,042.57
Less: Cost of revenue recognised till date (refer note 48)	-	(7,042.57)
	<u>90.19</u>	<u>90.19</u>

\* The above land is mortgage as security against non-convertible debentures issued by the Company.

**Note - 15**

**Trade receivables**

Trade receivables - credit impaired	33.04	33.04
	<u>33.04</u>	<u>33.04</u>
Less: Impairment for trade receivables (expected credit loss)	(33.04)	(33.04)
	<u>-</u>	<u>-</u>

**Note - 16**

**Cash and cash equivalents**

Cash in hand	-	0.09
Balances with banks		
In current accounts	645.70	1,480.62
	<u>645.70</u>	<u>1,480.71</u>

**Note - 17**

**Other bank balances**

Balances with banks		
In unclaimed dividend accounts (refer note (a) below)	9.42	38.74
Bank deposits - with maturity of more than three months and upto twelve months (refer note (b), (c) below)	5,330.00	23,794.16
Interest Accrued on bank deposits	63.49	314.98
	<u>5,402.91</u>	<u>24,147.88</u>

**Notes:**

- (a) Unclaimed dividend account pertains to dividend not claimed by equity shareholders and the Company does not have any right on the said money.
- (b) Bank deposits of ₹ 5,330.00 lakhs (excluding interest accrued) (31 March 2020: ₹ 20,000.00 lakhs) have been lien marked to third party as a security to fulfill certain business obligations.
- (c) Bank deposits of ₹ Nil (excluding interest accrued) (31 March 2020: ₹ 3,794.17 lakhs) have been pledged with banks against guarantees, overdraft facilities and loan given by banks.

**Note - 18**

**Assets classified held for sale**

Investment held for sale (refer note 47)*	9,003.87	9,003.87
	<u>9,003.87</u>	<u>9,003.87</u>

\*During the previous year ended 31 March 2020, the Company had executed definitive transaction agreement with entity controlled by the Blackstone Group Inc. ('Purchaser') to divest its 100% stake in one of its subsidiary 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 Company has divested partial stake of Company in Mariana which has resulted in loss of control in Mariana and accordingly Mariana have been de-consolidated. Further, the remaining investment of ₹ 3.75 lakhs has also been classified as held for sale.

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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 - 19	31 March 2021		31 March 2020	
	Number	(₹ in lakhs) Amount	Number	(₹ in lakhs) Amount
<b>A Equity share capital</b>				
<b>i Authorised</b>				
Equity share capital of face value of ₹ 2 each	750,000,000	15,000.00	750,000,000	15,000.00
		<u>15,000.00</u>		<u>15,000.00</u>
<b>ii Issued, subscribed and fully paid up</b>				
Equity share capital of face value of ₹ 2 each fully paid up	451,538,712	9,030.77	454,663,876	9,093.28
		<u>9,030.77</u>		<u>9,093.28</u>
<b>iii Reconciliation of number of equity shares outstanding at the beginning and at the end of the year</b>				
Balance at the beginning of the year	454,663,876	9,093.28	450,680,289	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	-	-
<b>Balance at the end of the year</b>	<u>451,538,712</u>	<u>9,030.77</u>	<u>454,663,876</u>	<u>9,093.28</u>

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

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, all preferential amounts, if any, shall be discharged by the Company. The remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets, except that holders of preference shares participate only to the extent of the face value of the shares.

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

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

Name of the equity shareholder	31 March 2020
	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 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 its 31,25,164 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 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**

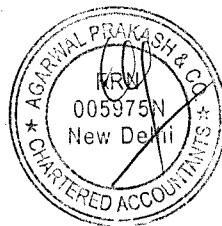
- During the year ended 31 March 2019, 26,000,000 equity shares were bought back at an average price of ₹ 170.85 per share from the open market through stock exchanges using electronic trading facilities of BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') in accordance with section 68, 69 and 70 and all other applicable provisions, if any, of the Companies Act, 2013 and SEBI Regulation 1998.
- 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 1998.
- 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 1998.

**ix Shares reserved for issue under options**

For details of shares reserved for issue under the Employee Stock Option Plan (ESOP) of the Company, refer note 44.

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

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



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

Note - 20	31 March 2021	31 March 2020
<b>Other equity</b>		
Reserves and surplus	(₹ in lakhs)	(₹ in lakhs)
General reserve	51,265.03	51,265.03
Capital reserve	27,720.50	27,720.50
Debenture redemption reserve	27,062.50	27,062.50
Capital redemption reserve	2,200.92	2,200.92
Share options outstanding account	564.74	638.00
Securities premium	536,906.86	538,237.57
Retained earnings	(21,636.78)	(7,738.19)
Other comprehensive income		
Fair valuation of equity instruments	(914.23)	(3,542.83)
	<u>623,169.54</u>	<u>635,843.50</u>

**Nature and purpose of other reserves****General reserve**

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

**Capital reserve**

The 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 Company is 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 Companies Act for the buy back of equity shares from the market.

**Deferred employee compensation reserve**

The reserve is used to recognised the grant date fair value of the options issued to employees under Company's employee stock option plan.

**Securities premium reserve**

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**

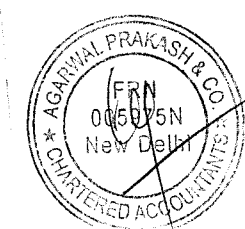
Retained earnings is used to record balance of statement of profit and loss.

**Fair valuation of equity instruments**

The 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.

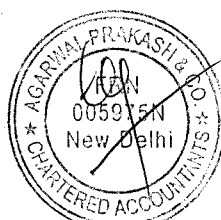


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Note - 21	31 March 2021	31 March 2020
	(₹ in lakhs)	(₹ in lakhs)
<b>A Borrowings - non-current</b>		
<b>Secured loans</b>		
Debentures*		
Non-convertible debentures (redeemable) (refer note (i) below)	34,340.54	97,942.84
Less: Current maturities of non-current borrowings (refer note 24)	(11,981.22)	(51,741.34)
Term loans		
From banks (refer note (ii) below)	-	118,032.51
Less: Current maturities of non-current borrowings (refer note 24)	-	(118,032.51)
	<u>22,359.32</u>	<u>46,201.50</u>

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

Particulars	Security	Maturity date	31 March 2021	31 March 2020
			(₹ in lakhs)	(₹ 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 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 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 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 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 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 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 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 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 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

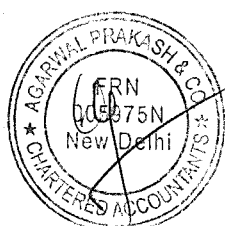


Particulars	Security	Maturity date	31 March 2021	31 March 2020
			(₹ in lakhs)	(₹ in lakhs)
10 100 Redeemable non-convertible debentures issued on 18 March 2016 for ₹ 1,000 lakhs @ 10.75% of face value ₹ 1,000,000 each	Mortgage on immovable properties situated at Panvel and Savroli held and owned by the Company and its certain subsidiary companies by way of pari-passu charge	18 March 2021	-	993.06
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 Panvel and Savroli held and owned by the Company and its certain subsidiary companies by way of pari-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 Panvel & Gurugram and Savroli held and owned by the Company's and its certain subsidiary companies by way of pari-passu charge	29 June 2020 and 28 June 2019	-	24,949.58

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

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

- a During the year ended 31 March 2020, the Company had availed term loan of ₹ 10,400.00 lakhs from RBL 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 "BLU 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. (RBL Bank's MCLR plus spread). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 7,715.63 lakhs).
- b During the year ended 31 March 2019, the 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).
- c During the year ended 31 March 2018, the Company had availed term loan of ₹ 10,000.00 lakhs from RBL 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. (RBL Bank's overnight MCLR). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 4,987.05 lakhs).
- d During the year ended 31 March 2018, the Company had availed term loan of ₹ 5,000.00 lakhs from RBL 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. (RBL Bank's overnight MCLR). The outstanding balance as at 31 March 2021 is ₹ Nil (31 March 2020: ₹ 2,493.68 lakhs).
- e During the year ended 31 March 2015, the 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).



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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)
<b>B Borrowings - current</b>		
<i>Secured loans</i>		
Debtentures*		
Non-convertible debtentures (redeemable) (refer note (i) below)	5,000.00	-
<i>Unsecured loans</i>		
Commercial paper (refer note a below)	-	-
Loans from related parties (refer note b below and 40)	12,907.45	11,973.45
	<u>17,907.45</u>	<u>11,973.45</u>

## i Repayment terms and security details for non-convertible debtentures:

Particulars	Security	Maturity date	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
500 Redeemable non-convertible debtentures 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 Panvel held and owned by a subsidiary company.	12 Nov 2021	5,000.00	-

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

- a. Maximum balance outstanding during the year is ₹ 8,000.00 lakhs (31 March 2020: ₹ 96,500.00 lakhs).  
b. Carrying interest rate of 9.50% per annum as at 31 March 2021 (31 March 2020: 9.50% per annum).

**Note - 22**
**A Lease liabilities - non-current**

Lease liabilities (refer note 42)	-	859.88
	<u>-</u>	<u>859.88</u>

**B Lease liabilities - current**

Lease liabilities (refer note 42)	10.19	769.71
	<u>10.19</u>	<u>769.71</u>

**Note - 23**
**A Provisions - non-current**

Provision for employee benefits:		
Gratuity (refer note 43)	27.03	17.65
Compensated absences (refer note 43)	16.97	6.35
	<u>44.00</u>	<u>24.00</u>

**B Provisions - current**

Provision for employee benefits:		
Gratuity (refer note 43)	0.70	2.52
Compensated absences (refer note 43)	0.30	0.12
	<u>1.00</u>	<u>2.64</u>

**Note - 24**
**Other financial liabilities - current**

Current maturities of non-current borrowings:		
Non-convertible debtentures (redeemable)	11,981.22	51,741.34
Term loans	-	118,032.51
Interest accrued on non-convertible debtentures and term loans from banks	1,756.13	2,552.92
Unpaid dividend on equity shares*	9.42	38.74
Retention money payable	-	5.28
Payable for investment**	-	5,109.00
Expenses payable	-	2,300.78
	<u>13,746.77</u>	<u>179,780.57</u>

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

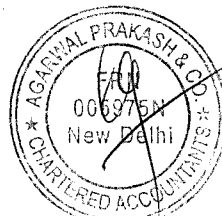
\*\*This is payable against purchase of an investment

**Note - 25**
**Other current liabilities**

Payable to statutory authorities	9.21	202.94
	<u>9.21</u>	<u>202.94</u>

**Note - 26**
**Current tax liabilities (net)**

Provision for income tax	-	446.85
	<u>-</u>	<u>446.85</u>



**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)
<b>Note - 27</b>		
<b>Revenue from operations</b>		
Revenue on account of settlement of existing project (refer note 48)	-	13,707.00
Revenue from real estate properties advisory and management services	-	1,170.83
Other operating income		
Net gain on settlement through merger scheme and fair value impact of assets held for sale (refer note 47)	-	21,406.90
Profit on sale of investments in subsidiary	596.41	-
	<u>596.41</u>	<u>36,284.73</u>
<b>Note - 28</b>		
<b>Other income</b>		
Interest income on		
Inter-corporate loans given to:		
Subsidiaries (refer note 40)	-	18,587.92
Joint ventures (refer note 40)	-	287.55
Others	60.94	314.54
Debentures (refer note 40)	0.04	3,901.23
Bank deposits	1,007.73	1,286.91
Amortised cost financial assets	73.12	481.65
Others	890.42	1,299.31
Profit on sale of investments (net)#	168.79	668.59
Profit on sale of property, plant and equipment (net)	-	0.77
Modification gain on de-recognition of lease contracts	172.14	13.73
Business support income	14.86	69.93
Income on fair valuation of financial assets	-	0.08
Excess provision/liabilities written back	1,733.88	294.63
Foreign Exchange - gain (net)	0.07	-
Miscellaneous income	-	10.03
	<u>4,121.99</u>	<u>27,216.87</u>
# Profit recognised on sale of investments in mutual funds		
<b>Note - 29</b>		
<b>Cost of revenue</b>		
Decrease/(increase) in real estate properties		
Opening stock	90.19	7,132.76
Closing stock	(90.19)	(90.19)
	<u>-</u>	<u>7,042.57</u>
<b>Note - 30</b>		
<b>Employee benefits expense</b>		
Salaries and wages	218.57	147.76
Contribution to provident fund and other funds	8.40	1.94
Staff welfare expenses	1.08	4.52
Share based payment expense (refer note 44)	16.60	54.08
	<u>244.65</u>	<u>208.30</u>
<b>Note - 31</b>		
<b>Finance costs</b>		
Interest expense		
On borrowings- related party (refer note 40 )	1,186.24	1,058.74
On borrowings- others	14,741.17	28,761.32
On income tax	0.41	1.16
Interest on lease liabilities	56.48	217.03
Other borrowing costs	21.59	122.00
	<u>16,005.89</u>	<u>30,160.25</u>
<b>Note - 32</b>		
<b>Depreciation and amortisation expense</b>		
Depreciation on property, plant and equipment	48.29	65.72
Depreciation on right of use asset	340.14	893.38
Amortisation of intangible assets	-	1.66
	<u>388.43</u>	<u>960.76</u>



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)
<b>Note - 33</b>		
<b>A. Impairment losses on financial assets</b>		
Impairment in value of loans (net)	-	4,821.05
Loans written off	-	10,131.36
	<u>-</u>	<u>14,952.41</u>
<b>B. Other expenses</b>		
Advertisement expenses	3.11	32.33
Auditor's remuneration		
Audit fees	50.06	136.00
Certification and other services	2.00	25.00
Out of pocket expenses	-	4.38
Business support expenses	-	53.17
Communication expenses	7.43	48.93
Director sitting fees	31.00	24.00
Insurance expenses	12.20	47.73
Legal and professional charges	361.50	460.87
Membership and subscription charges	9.99	12.70
Loss on Property, plant and equipment written off	0.49	-
Power and fuel expenses	10.36	46.22
Printing and stationery	13.76	38.16
Rates and taxes	973.49	60.37
Rent expenses	-	0.28
Repairs and maintenance		
Vehicles	0.74	14.22
Buildings	27.51	112.69
Others	37.72	63.64
Brokerage and marketing expenses	4.51	8.73
Travelling and conveyance expenses	10.02	41.69
Loss on sale of investments in subsidiaries and joint ventures (net)	-	8,136.86
Mark to market loss on forward contracts (net)	-	2,423.31
Indemnity charges	320.00	1,654.12
Impairment in other current assets§	-	875.00
Impairment in value of investments (net)	115.00	849.03
Miscellaneous expenses	14.98	61.11
	<u>2,005.87</u>	<u>15,230.54</u>

§ This provision recognised for non-recoverable/adjustable goods and services tax input credit.

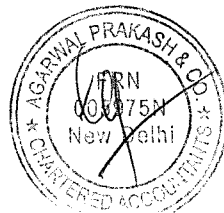
**Note - 34**

**Tax expenses**

Current tax reversal - earlier years	-	(44.02)
Deferred tax charge	36.14	3,526.41
<b>Income tax expense reported in the statement of profit or loss</b>	<u>36.14</u>	<u>3,482.39</u>

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

<b>Reconciliation of tax expense and the accounting profit multiplied by India's tax rate</b>		
Accounting (loss)/profit before tax from continuing operations	(13,926.44)	(5,053.23)
<b>Accounting profit before income tax</b>	<u>(13,926.44)</u>	<u>(5,053.23)</u>
At statutory income tax rate of 25.168% (31 March 2020: 25.168%)	(3,505.01)	(1,271.80)
<b>Tax effect of amounts which are not deductible (taxable) in calculating taxable income:</b>		
Tax impact of exempted income	-	(5,817.27)
Tax impact of expenses which will never be allowed	0.23	417.26
Tax impact of unrecognised deferred tax on temporary difference	-	3,561.82
Tax impact on indexation benefits under Income Tax Act, 1961	(246.74)	(32,747.73)
Tax impact of unrecognised deferred tax on capital losses	96.64	37,009.12
Tax impact of unrecognised deferred tax on unabsorbed losses	3,897.64	408.73
Reversal of minimum alternate credit entitlement	-	2,262.65
Others	(206.62)	(340.39)
<b>Income tax expense</b>	<u>36.14</u>	<u>3,482.39</u>



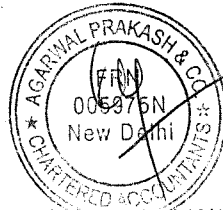


Indiabulls Real Estate Limited

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)
<b>Note - 35</b>		
<b>Earnings per share (EPS)</b>		
Earnings per Share (EPS) is determined based on the net profit attributable to the shareholders' of the Company. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number potential equity shares outstanding during the year including share options, except where the result would be anti-dilutive. Weighted average number of equity shares includes 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:		
	<b>31 March 2021</b>	<b>31 March 2020</b>
Loss attributable to equity holders (₹ in lakhs)	(13,962.58)	(8,535.62)
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*	-	-
<b>Weighted average number of equity shares adjusted for diluted earning per share</b>	<b>452,024,375</b>	<b>453,834,397</b>
<b>Earnings per equity share of (face value ₹ 2 each)</b>		
Basic (₹)	(3.09)	(1.88)
Diluted (₹)	(3.09)	(1.88)

\*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 - 36

## Fair value measurements

## (i) Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the financial statements 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

(₹ in lakhs)

31 March 2021	Level 1	Level 2	Level 3	Total
<b>Financial instruments at FVTPL</b>				
Mutual funds	-	-	-	-
<b>Financial instruments at FVOCI</b>				
Quoted equity instruments	5,585.78	-	-	5,585.78
<b>Total financial assets</b>	<b>5,585.78</b>	<b>-</b>	<b>-</b>	<b>5,585.78</b>

## Financial assets measured at fair value

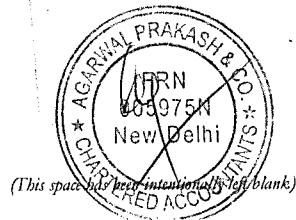
(₹ in lakhs)

31 March 2020	Level 1	Level 2	Level 3	Total
<b>Financial instruments at FVTPL</b>				
Mutual funds	1.12	-	-	1.12
<b>Financial instruments at FVOCI</b>				
Quoted equity instruments	2,957.17	-	-	2,957.17
<b>Total financial assets</b>	<b>2,958.29</b>	<b>-</b>	<b>-</b>	<b>2,958.29</b>

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

Specific valuation techniques used to value financial instruments include -

- Traded (market) price basis recognised stock exchange for equity shares.
- Use of net asset value for mutual funds on the basis of the statement received from investee party.



Note - 37

Financial risk management

i) Financial instruments by category

(₹ in lakhs)

Particulars	31 March 2021			31 March 2020		
	FVTPL*	FVOCI#	Amortised cost	FVTPL*	FVOCI#	Amortised cost
<b>Financial assets</b>						
Investments						
Equity instruments	-	5,585.78	-	-	2,957.17	-
Bonds	-	-	6,282.58	-	-	6,282.66
Mutual funds	-	-	-	1.12	-	-
Trade receivables	-	-	-	-	-	-
Cash and cash equivalents	-	-	645.70	-	-	1,480.71
Other bank balances	-	-	5,402.91	-	-	24,147.88
Loans	-	-	283,306.04	-	-	445,510.84
Security deposits	-	-	21.87	-	-	1,149.22
Other financial assets	-	-	604.95	-	-	5,049.01
<b>Total financial assets</b>	-	<b>5,585.78</b>	<b>296,264.05</b>	<b>1.12</b>	<b>2,957.17</b>	<b>483,620.32</b>

(₹ in lakhs)

Particulars	31 March 2021			31 March 2020		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
<b>Financial liabilities</b>						
Borrowings	-	-	52,247.99	-	-	227,948.80
Lease liabilities	-	-	10.19	-	-	1,629.59
Other financial liabilities	-	-	1,765.55	-	-	10,006.72
<b>Total financial liabilities</b>	-	-	<b>54,023.73</b>	-	-	<b>239,585.11</b>

Investment in subsidiaries are measured at cost as per Ind AS 27, 'Separate financial statements'.

\* These financial assets are mandatorily measured at fair value.

# These financial assets represents investment in equity instruments designated as such upon initial recognition.

ii) Fair value of instruments measured at amortised cost

(₹ in lakhs)

Particulars	Level	31 March 2021		31 March 2020	
		Carrying value	Fair value	Carrying value	Fair value
<b>Financial assets</b>					
Investments (bonds)	Level 3	6,282.58	6,282.58	6,282.66	6,282.66
Loans	Level 3	1.87	1.87	1,129.22	1,129.22
Other financial assets	Level 3	603.45	603.45	5,048.00	5,048.00
<b>Total financial assets</b>		<b>6,887.90</b>	<b>6,887.90</b>	<b>12,459.88</b>	<b>12,459.88</b>
<b>Financial liabilities</b>					
Borrowings*	Level 3	22,359.32	22,359.32	46,201.50	46,201.50
<b>Total financial liabilities</b>		<b>22,359.32</b>	<b>22,359.32</b>	<b>46,201.50</b>	<b>46,201.50</b>

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

\*A part of the non-convertible redeemable debentures issued by the Company 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 represents the best estimate of fair value.

iii) Risk Management

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

(A) Credit risk

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

a) Credit risk management

i) Credit risk rating

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

- 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
C: High credit risk	Trade receivables and loans	Life time expected credit loss/fully provided for



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

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

**Assets under credit risk –**

Credit rating	Particulars	₹ in lakhs	
		31 March 2021	31 March 2020
A: Low credit risk	Investments, trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets	301,351.97	488,708.24
C: High credit risk	Trade receivables and loans	5,087.92	5,087.92

**ii) Concentration of financial assets**

The Company's principal business activities are real estate project advisory, construction and development of real estate properties and all other related activities. The Company's outstanding receivables are for real estate project advisory business. Loans and other financial assets majorly represents loans to subsidiaries and deposits given for business purposes.

**b) Credit risk exposure****Provision for expected credit losses**

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

**As at 31 March 2021**

Particulars	₹ in lakhs		
	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Investments	6,282.58	-	6,282.58
Trade receivables	33.04	33.04	-
Cash and cash equivalents	645.70	-	645.70
Other bank balances	5,402.91	-	5,402.91
Loans	288,360.92	5,054.88	283,306.04
Security deposit	21.87	-	21.87
Other financial assets	604.95	-	604.95

**As at 31 March 2020**

Particulars	₹ in lakhs		
	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Investments	6,282.66	-	6,282.66
Trade receivables	33.04	33.04	-
Cash and cash equivalents	1,480.71	-	1,480.71
Other bank balances	24,147.88	-	24,147.88
Loans	450,565.72	5,054.88	445,510.84
Security deposit	1,149.22	-	1,149.22
Other financial assets	5,049.01	-	5,049.01

**Expected credit loss for trade receivables under simplified approach**

The Company's outstanding trade receivables are less than six months old and the Company expects that money will be received in due course.

**Reconciliation of loss provision**

Reconciliation of loss allowance	₹ in lakhs	
	Trade receivables	Loans
Loss allowance on 31 March 2019	33.04	233.83
Impairment loss recognised during the year	-	4,821.05
Loss allowance on 31 March 2020	33.04	5,054.88
Impairment loss recognised during the year	-	-
Loss allowance on 31 March 2021	33.04	5,054.88

**(B) Liquidity risk**

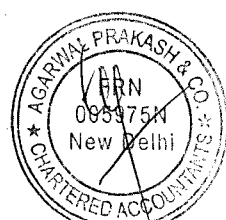
Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient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

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

**Maturities of financial liabilities**

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

31 March 2021	₹ in lakhs				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
<b>Non-derivatives</b>					
Borrowings	29,907.45	22,500.00	-	-	52,407.45
Lease liabilities	10.19	-	-	-	10.19
Other financial liabilities	1,765.53	-	-	-	1,765.53
<b>Total</b>	<b>31,683.19</b>	<b>22,500.00</b>	<b>-</b>	<b>-</b>	<b>54,183.19</b>



31 March 2020	(₹ in lakhs)				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
<b>Non-derivatives</b>					
Borrowings	182,773.45	24,000.00	22,500.00	-	229,273.45
Lease liabilities	816.68	834.85	187.44	-	1,838.97
Other financial liabilities	10,006.72	-	-	-	10,006.72
<b>Total</b>	<b>193,596.85</b>	<b>24,834.85</b>	<b>22,687.44</b>	<b>-</b>	<b>241,119.14</b>

## (C) Market risk

## (i) Interest rate risk

The Company's 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 Company's 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	12,907.45	130,005.96
Fixed rate borrowing	39,340.54	97,942.84
<b>Total borrowings</b>	<b>52,247.99</b>	<b>227,948.80</b>

## 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%)	129.07	1,300.06
Interest rates – decrease by 1% (31 March 2020: 1%)	(129.07)	(1,300.06)

## (ii) Price risk

The Company's 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 in equity securities, the Company diversifies its portfolio of assets.

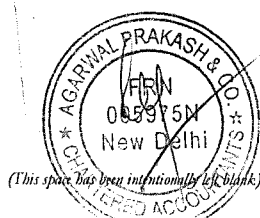
## Sensitivity

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

Particulars	(₹ in lakhs)	
	31 March 2021	31 March 2020
<b>Price sensitivity</b>		
Price increase by (10%) - FVOCI instrument	558.58	295.72
Price decrease by (10%) - FVOCI instrument	(558.58)	(295.72)
Price increase by (2%) - FVTPL instrument	-	0.02
Price decrease by (2%) - FVTPL instrument	-	(0.02)

## (iii) Foreign exchange risk

The Company does not have any foreign exchange risk arising from derivative contracts.



**Indiabulls Real Estate Limited**

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

**Note – 38**

**Capital management**

The Company's objectives when managing capital are:

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

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

Debt equity ratio	₹ in lakhs	
	31 March 2021	31 March 2020
Net debt *	45,599.38	197,271.09
Total equity	632,200.31	644,936.78
Net debt to equity ratio	0.07	0.31

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

Debt service coverage ratio	₹ in lakhs	
	31 March 2021	31 March 2020
Earnings before interest and tax	2,000.97	24,766.83
Interest expense for the year + Principal repayments of non-current borrowings during the year	198,727.41	119,928.43
Debt service coverage ratio	0.01	0.21

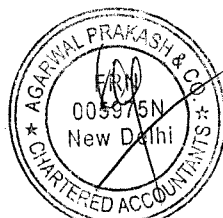
The Company does not have any undrawn borrowing facilities.

**Note – 39**

**Information about subsidiaries and joint ventures**

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

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%
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%
Ashkar 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%
Bridge 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%
Cobins 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%



Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information to the financial statements 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
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%
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 Infotech 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%
Juventus Land Development Limited	India	100.00%	100.00%
Juventus Properties Limited	India	100.00%	100.00%
Kalash Buildwell Limited	India	100.00%	100.00%
Katha 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%
Laksha 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%
Linnnet Constructions Limited	India	100.00%	100.00%
Linnnet Developers Limited	India	100.00%	100.00%
Linnnet Infrastructure Limited	India	100.00%	100.00%
Linnnet Properties Limited	India	100.00%	100.00%
Linnnet Real Estate Limited	India	100.00%	100.00%
Loon Infrastructure Limited	India	100.00%	100.00%

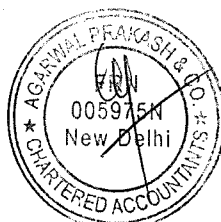


Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information to the financial statements 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
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%
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%
Serida Infrastructure Limited	India	100.00%	100.00%
Serida Properties Limited	India	100.00%	100.00%
Serpentes Constructions Limited	India	100.00%	100.00%
Shivahk 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%

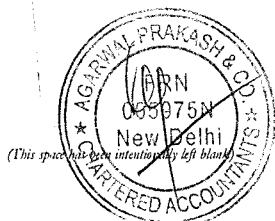




Indiabulls Real Estate Limited

Summary of significant accounting policies and other explanatory information to the financial statements 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
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 Holdeo 1 Limited	Mauritius	100.00%	100.00%
M Holdeo 2 Limited	Mauritius	100.00%	100.00%
M Holdeo 3 Limited	Mauritius	100.00%	100.00%
Navilith Holdings Limited	Cyprus	100.00%	100.00%
Shoxell Holdings Limited	Cyprus	100.00%	100.00%



**Indiabulls Real Estate Limited**

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

Note – 40

**Related party transactions**

**Subsidiaries**

Details in reference to subsidiaries are presented in Note 39.

**Joint Ventures**

One Qube Realtors Limited (Formerly Ashkit Properties Limited)(from 28 December 2018 till 25 September 2019)

Concepts International India Private Limited (from 28 December 2018 till 25 September 2019)

Indiabulls Properties Private Limited (from 29 March 2018 till 25 September 2019)

One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)(from 29 March 2018 till 25 September 2019)

Indiabulls Realty Developers Limited (from 29 March 2018 till 25 September 2019)

Yashita Buildcon Limited (from 28 December 2018 till 25 September 2019)

**Key management personnel**

Mr. Mehul Johnson (Joint Managing Director) from 31 December 2020

Mr. Vishal Gaunshankar Damani (Joint Managing Director) till date 31 December 2020

Mr. Gurbans Singh (Joint Managing Director)

The transaction with key management personnel are listed below:

Nature of transactions	₹ in lakhs	
	31 March 2021	31 March 2020
<b>Managerial remuneration</b>		
<b>Share based payment</b>		
Mr. Vishal Gaunshankar Damani	-	17.78
Mr. Gurbans Singh	-	10.66

**(i) Statement of transactions with related parties**

Particulars	₹ in lakhs	
	31 March 2021 Subsidiary Companies	31 March 2020 Subsidiary Companies
Investment in equity shares (including share based options for employees of subsidiaries amounting to ₹ Nil (31 March 2020: ₹ 17.93 lakhs ))	-	47,517.93
Sale of equity shares	-	162,102.74
Buyback of equity shares	7,591.76	84,959.49
Inter-corporate loans and advances given*	565,444.79	587,072.15
Inter-corporate loans and advances taken*	71,521.24	128,462.45
Interest income on debentures	-	3,901.19
Interest income on inter corporate loan	-	18,587.92
Business support income	-	69.93
Business support expenses	-	53.17
Interest expenses	1,186.24	1,058.74
Reimbursement of expenses	-	20.96
Corporate guarantees given/(settled)	567.35	(131,572.27)

\*Maximum balance outstanding at any time during the year.

Particulars	₹ in lakhs	
	31 March 2021 Joint venture	31 March 2020 Joint venture
Income from administration, legal and management fees and marketing commission	-	1,170.83
Interest income	-	287.55
Depreciation on right of use asset	-	326.83
Interest on lease liabilities	-	98.95
Maintenance expenses	-	47.85
Electricity expenses	-	23.35
Inter-corporate loans and advances given*	-	14,868.33
Corporate guarantees settled	-	(503,362.13)

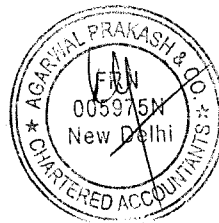
\*Maximum balance outstanding at any time during the year.

**(ii) Statement of balances outstanding:**

Particulars	₹ in lakhs	
	31 March 2021 Subsidiary Companies	31 March 2020 Subsidiary Companies
Inter-corporate loans given (including impairment of ₹ 5,054.88 lakhs (31 March 2020: ₹ 5,054.88 lakhs))	287,933.27	449,357.48
Inter-corporate loans and advances taken	12,907.45	11,973.45
Non-current investment* (including impairment of ₹ 4,651.15 lakhs (31 March 2020: ₹ 4,536.15 lakhs))	367,438.10	374,565.06
Corporate guarantee	68,491.27	61,923.92

\*For details refer note 8.

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Indiabulls Real Estate Limited

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

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

Information related to material related party transactions:

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
	Subsidiary Companies	Subsidiary Companies
<b>Investment in equity shares</b>		
Century Limited#	-	47,500.00
<b>Sale of equity shares</b>		
Brenformexa Limited	-	162,102.74
<b>Buyback of equity shares</b>		
Dev Property Development Limited	-	84,959.49
Shoxell Holding Limited	7,591.76	-
<b>Interest income on inter corporate loan</b>		
Indiabulls Constructions Limited	-	5,922.58
Tapir Constructions Limited	-	3,577.33
Juventus Estate Limited	-	1,185.86
Sylvanus Properties Limited	-	6,424.24
Makala Infrastructure Limited	-	637.35
Nerissa Infrastructure Limited	-	837.93
Mariana Infrastructure Limited	-	2.63
<b>Interest income on Debentures</b>		
Indiabulls Infraestate Limited	-	3,901.19
<b>Business support income</b>		
Indiabulls Estate Limited	-	7.97
Sentia Infrastructure Limited	-	7.97
Apesh Constructions Limited	-	7.97
Aurora Builders And Developers Limited	-	3.52
Indiabulls Communication Infrastructure Limited	-	3.27
Indiabulls Hotel Properties Limited	-	3.21
Indiabulls Housing and Constructions Limited	-	3.31
Indiabulls Housing and Land Development Limited	-	3.29
Indiabulls Housing Developers Limited	-	3.61
Indiabulls Natural Resources Limited	-	3.22
Indiabulls Real Estate Builders Limited	-	3.54
Indiabulls Real Estate Developers Limited	-	3.55
Indiabulls Software Parks Limited	-	3.44
Lakisha Infrastructure Limited	-	3.61
Loon Infrastructure Limited	-	4.05
Manjola Real Estate Limited	-	3.08
Selene Builders And Developers Limited	-	0.63
Triton Estate Limited	-	0.68
<b>Business support expenses</b>		
Indiabulls Construction Limited	-	53.17
<b>Interest expenses</b>		
Indiabulls Industrial Infrastructure Limited	1,138.37	1,058.74
Makala Infrastructure Limited	9.42	-
Corus Real Estate Limited	15.91	-
Chlons Real Estate Limited	15.27	-
Nerissa Infrastructure Limited	7.27	-
<b>Reimbursement of expenses</b>		
Indiabulls Infraestate Limited	-	20.96
<b>Corporate guarantees (settled)/ given</b>		
Airmud Developers Limited	(405.16)	-
Citra Properties Limited	14,929.77	(273.70)
Tapir Constructions Limited	25,600.00	-
Eros Limited#	-	(66,437.44)
Indiabulls Constructions Limited	-	(4,628.74)
Indiabulls Infraestate Limited	(34,209.00)	33,888.63
Indiabulls Estate Limited	(389.72)	-
Juventus Estate Limited	(330.71)	(88.63)
Lucina Land Development Limited	(1,544.08)	(20,500.00)
Mariana Infrastructure Limited	-	(4,257.50)
Sylvanus Properties Limited	(10.00)	(8,333.00)
Titan Limited#	-	(60,955.95)
Sophia Real Estate Limited	(1,209.44)	-
Athena Infrastructure Limited	(712.10)	188.74
Selene Constructions Limited	(1,152.21)	(174.68)

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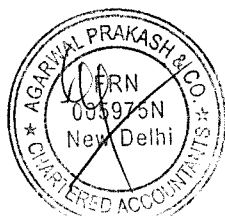
Indiabulls Real Estate Limited

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

Particulars	31 March 2021	31 March 2020
	Joint venture	Joint venture
<b>Income from administration, legal and management fees</b>		
Indiabulls Reality Developers Limited	-	1,144.32
Yashita Buildcon Limited	-	26.52
<b>Interest income</b>		
One Qube Realtors Limited (Formerly Ashkit Properties Limited)	-	246.29
Indiabulls Properties Private Limited	-	41.26
<b>Depreciation on right of use asset</b>		
One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	-	326.83
<b>Interest on lease liabilities</b>		
One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	-	98.95
<b>Maintenance expenses</b>		
One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	-	47.85
<b>Electricity expenses</b>		
One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	-	23.35
<b>Corporate guarantees (settled)/ given</b>		
Indiabulls Properties Private Limited	-	(256,452.78)
One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	-	(246,909.35)

Information related to material related parties maximum balance outstanding and closing balances:

Particulars	31 March 2021		31 March 2020	
	Subsidiary Companies		Subsidiary Companies	
	Maximum balance outstanding	Closing Balance	Maximum balance outstanding	Closing Balance
<b>Inter-corporate loans and advances given</b>				
Airmid Properties Limited	670.45	670.45	670.37	670.37
Albasta Infrastructure Limited	7.83	7.83	-	-
Albasta Properties Limited	2,104.34	2,104.34	2,104.29	2,104.29
Amadis Land Development Limited	397.30	397.30	397.30	397.30
Athena Infrastructure Limited	19,757.00	18,165.25	19,757.00	19,757.00
Ceres Constructions Limited	358.88	358.88	358.88	358.88
Ceres Infrastructure Limited	353.00	353.00	352.97	352.97
Ceres Land Development Limited	482.35	482.35	482.29	482.29
Ceres Properties Limited	430.55	430.55	429.55	429.55
Chloris Real Estate Limited	1,440.77	1,426.77	1,452.27	1,424.27
Citra Properties Limited	24,552.20	2,854.44	25,901.95	24,522.20
Citra Developers Limited	1.00	1.00	-	-
Corus Real Estate Limited	658.49	643.99	696.19	641.99
Devona Developers Limited	1,128.28	1,128.28	1,138.21	1,127.21
Diana Infrastructure Limited	481.70	481.70	481.60	480.70
Fama Construction Limited	860.89	860.89	860.89	860.89
Fama Estate Limited	1,374.25	1,374.25	1,374.18	1,374.18
Fama Land Development Limited	557.52	557.52	557.52	557.52
Fornax Constructions Limited	716.34	716.34	718.94	716.34
Indiabulls Constructions Limited	195,329.62	130,971.62	165,003.00	125,478.00
Indiabulls Estate Limited	-	-	217.50	-
Indiabulls Infraestate Limited	114,400.00	1,626.00	97,446.00	97,446.00
Juventus Estate Limited	14,948.21	14,948.21	15,274.21	14,948.21
Juventus Land Development Limited	325.72	325.72	326.02	325.72
Karakoram Buildwell Limited	603.20	603.20	603.16	603.16
Lakisha Real Estate Limited	-	-	4,520.79	-
Linnet Properties Limited	1,372.50	1,372.50	1,373.50	1,372.50
Linnet Real Estate Limited	1,449.90	903.90	1,449.70	1,449.70
Lucina Buildwell Limited	1,728.08	1,728.08	1,724.48	1,724.08
Lucina Estate Limited	596.27	596.27	626.27	596.27
Makala Infrastructure Limited	8,558.37	8,549.87	8,537.37	8,537.37
Mariana Infrastructure Limited	-	-	7,795.80	-
Nerissa Infrastructure Limited	11,167.08	11,161.08	11,146.58	11,146.58
Nilgiri Infrastructure Projects Limited	3,138.81	3,138.81	3,162.51	3,136.81
Parmida Properties Limited	1,575.51	1,575.51	1,575.49	1,575.49
Selene Infrastructure Limited	11.80	11.80	12.00	4.00
Sentia Infrastructure Limited	8,225.14	2,225.14	8,887.82	8,221.14
Sophia Constructions Limited	400.20	11.70	1,295.30	400.20
Sylvanus Properties Limited	28,068.95	52,736.45	129,359.20	68,964.95
Tapir Constructions Limited	39,759.30	14,979.30	59,636.90	39,717.30
Triton Buildwell Limited	785.98	785.98	785.93	785.93
Triton Infrastructure Limited	553.07	553.07	553.07	553.07
Varali Developers Limited	1,173.87	1,173.87	1,173.24	1,173.24
Varali Infrastructure Limited	-	-	1,902.10	-
Vinthyachal Buildwell Limited	2,955.15	2,955.15	2,954.89	2,954.89
Vinthyachal Infrastructure Limited	1,023.81	1,023.81	1,033.01	1,023.81
Zeus Properties Limited	961.11	961.11	961.91	961.11
<b>Inter-corporate loans and advances taken</b>				
Makala Infrastructure Limited	11,458.63	-	-	-
Corus Real Estate Limited	19,358.01	-	-	-
Nerissa Infrastructure Limited	8,849.42	-	-	-
Chloris Real Estate Limited	18,575.73	-	-	-
Indiabulls Constructions Limited	-	-	116,485.00	-
Indiabulls Industrial Infrastructure Limited	12,909.45	12,907.45	11,973.45	11,973.45



Indiabulls Real Estate Limited

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

Particulars	31 March 2021		31 March 2020	
	Joint Ventures		Joint Ventures	
	Maximum balance outstanding	Closing Balance	Maximum balance outstanding	Closing Balance
Inter-corporate loans and advances given				
One Qube Realtor Limited (Formerly Ashkit Properties Limited)	-	-	4,707.33	-
Indiabulls Properties Private Limited	-	-	8,800.00	-
One International Centre Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	-	-	1,361.00	-

Information related to material related party balance outstanding:

(₹ in lakhs)

Particulars	31 March 2021 Subsidiary Companies	31 March 2020 Subsidiary Companies
<b>Corporate guarantee</b>		
Airmid Developers Limited	315.21	720.38
Athena Infrastructure Limited	405.00	1,117.10
Citra Properties Limited	15,000.00	70.23
Tapir Constructions Limited	25,600.00	-
Indiabulls Estate Limited	326.88	716.59
Indiabulls Infraestate Limited	-	34,209.00
Juventus Estate Limited	2,306.00	2,636.71
Lucina Land Development Limited	18,480.92	20,025.00
Makala Infrastructure Limited	27.81	27.81
Seiene Constructions Limited	24.45	1,176.66
Sophia Real Estate Limited	5.00	1,214.44
Sentia Infrastructure Limited	6,000.00	-
Sylvanus Properties Limited	-	10.00

#Till 1 November 2019

Note 8 also suffice the requirements of schedule V (for investments) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 in relation to investments.

Note - 41

Contingent liabilities and commitments

As per the policy at each year end, the Company 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.

A. Summary of contingent liabilities

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
<b>Contingent liabilities</b>		
i) Corporate guarantees issued by the Company on behalf of subsidiary companies (refer note 40)	#RE:19	61,923.92
ii) Corporate guarantees issued by the Company on behalf of other entities	26.48	5,084.06
iii) Income tax demand (pending in appeals)*	1,118.25	1,257.91
iv) Service tax demand	2,714.25	2,714.25

\* Out of this, ₹ 558.63 Lakhs (31 March 2020: ₹ 698.28) pertains to Mariana Infrastructure Limited (erstwhile wholly owned subsidiary) which has been sold during the financial year 2019-20 and as per definitive agreement, any tax demands relating to periods prior to the date of definitive agreement shall be borne by the Company.

Legal Case :

The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business. The Company's Management reasonably expects that these legal actions, when ultimately concluded and determined, will not have a material and adverse effect on the Company's results of operations or financial condition.

B. Commitments

The Company has undertaken to provide Continued financials supports to certain subsidiaries as and when required.



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**Indiabulls Real Estate Limited**

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

**Note – 42**
**Lease related disclosures as per Ind AS 116**

During the financial year 2019-20, the Company had 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 Company 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 Company to sublease the asset to another party, the right-of-use asset can only be used by the Company. Some leases contain an option to extend the lease for a further term. The Company is prohibited from selling or pledging the underlying leased assets as security. For leases over office buildings, the Company 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 Company is required to pay maintenance fees in accordance with the lease contracts.

During the financial year 2020-21, the 2 out of 3 leases for office premises were terminated between the Company 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	-	0.28

**B Total cash outflow for leases for the year ended 31 March 2021 was ₹ 286.93 lakhs (31 March 2020: ₹813.43 lakhs)**
**C Total expense recognised during the year**

Particulars	₹ in lakhs	
	31 March 2021	31 March 2020
Interest on lease liabilities	56.48	217.03
Depreciation on right of use asset	340.14	893.38

**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	Minimum lease payments due				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Lease payments	10.19	-	-	-	10.19
Interest expense	-	-	-	-	-
Net present values	10.19	-	-	-	10.19

31 March 2020	Minimum lease payments due				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Lease payments	816.68	834.85	187.44	-	1,838.97
Interest expense	46.97	54.73	107.68	-	209.38
Net present values	769.71	780.12	79.76	-	1,629.59

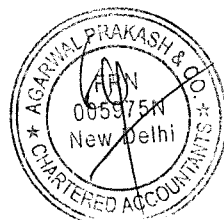
**E Information about extension and termination options**

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	1	0.58	0.58	1	-	1

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	3	1.59 to 2.44	2.09	2	-	3

**F 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)	10.19	769.71
b) Non-current liability (amount due over one year)	-	859.88
Total lease liabilities at the end of the year	10.19	1,629.59



**Indiabulls Real Estate Limited**

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

**Note – 43**

**Employee benefits**

**Defined contribution plan**

The Company has made ₹ 0.90 lakhs (31 March 2020 - ₹ 1.94 lakhs) contribution in respect of provident fund.

**Defined Benefit Plan**

The Company has the following Defined Benefit Plans:

- Gratuity (Unfunded)
- Compensated absences (Unfunded)

**Risks associated with plan provisions**

Discount rate risk	Reduction in discount rate in subsequent valuations can increase the liability.
Mortality risk	Actual death and liability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Salary risk	Actual salary increase will increase the 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 liability.

**Compensated absences**

The leave obligations cover the Company's liability for permitted leaves. The amount of provision of ₹ 0.30 lakhs (31 March 2020 - ₹ 0.12 lakhs) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current. The weighted average duration of the defined benefit obligation is 15.00 years (31 March 2020: 14.81 years).

**Actuarial (gain)/loss on obligation:**

Particulars	(₹ in lakhs)	
	31 March 2021	31 March 2020
Actuarial (gain)/loss on arising from change in financial assumptions	0.25	0.52
Actuarial (gain) on arising from change in experience adjustment	8.87	(2.02)

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

Particulars	(₹ in lakhs)	
	31 March 2021	31 March 2020
Service cost	1.23	0.60
Net interest cost	0.45	0.53
Actuarial loss/(gain) for the year	9.12	(1.50)
<b>Expense recognized in the statement of profit and loss</b>	<b>10.80</b>	<b>(0.37)</b>

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

Particulars	(₹ in lakhs)	
	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	6.47	6.84
Current service cost	1.23	0.60
Interest cost	0.45	0.53
Actuarial loss/(gain) on obligation	9.12	(1.50)
Benefits paid	-	-
<b>Present value of defined benefit obligation at the end of the year</b>	<b>17.27</b>	<b>6.47</b>

**Bifurcation of projected benefit obligation 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)	0.30	0.12
b) Non-current liability (amount due over one year)	16.97	6.35
<b>Total projected benefit obligation at the end of the year</b>	<b>17.27</b>	<b>6.47</b>

**For determination of the liability of the Company, 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)



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

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

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

**Maturity plan of Defined Benefit Obligation**

(₹ in lakhs)

	Year	31 March 2021	Year	31 March 2020
a)	April 2021 – March 2022	0.30	April 2020 – March 2021	0.12
b)	April 2022 – March 2023	0.27	April 2021 – March 2022	0.11
c)	April 2023 – March 2024	0.28	April 2022 – March 2023	0.12
d)	April 2024 – March 2025	0.28	April 2023 – March 2024	0.12
e)	April 2025 – March 2026	0.28	April 2024 – March 2025	0.13
f)	April 2026 – March 2027	0.29	April 2025 – March 2026	0.14
g)	April 2027 onwards	15.57	April 2026 onwards	12.69

**Sensitivity analysis for compensated absences liability**

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
<b>Impact of the change in discount rate</b>		
Present value of obligation at the end of the year	17.27	6.47
a) Impact due to increase of 0.50 %	(0.77)	(0.37)
b) Impact due to decrease of 0.50 %	0.80	0.39
<b>Impact of the change in salary increase</b>		
Present value of obligation at the end of the year	17.27	6.47
a) Impact due to increase of 0.50 %	0.81	0.40
b) Impact due to decrease of 0.50 %	(0.77)	(0.37)

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

**Gratuity**

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. Gratuity plan is a non-funded plan. The weighted average duration of the defined benefit obligation is 15.00 years (31 March 2020: 14.81 years)

**Actuarial (gain)/loss on obligation:**

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Actuarial (gain)/loss on arising from change in demographic assumption	-	(0.01)
Actuarial (gain)/loss on arising from change in financial assumptions	0.43	1.49
Actuarial (gain) on arising from change in experience adjustment	11.96	(15.31)
<b>Actuarial gain recognized in the other comprehensive income</b>	<b>12.39</b>	<b>(13.83)</b>

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

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Service cost	0.66	1.31
Net interest cost	1.41	2.46
<b>Expense recognized in the statement of profit and loss</b>	<b>2.07</b>	<b>3.77</b>

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

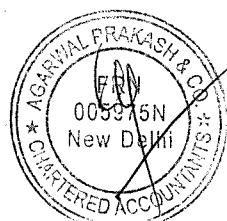
(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	20.17	31.84
Current service cost	0.66	2.46
Interest cost	1.41	1.31
Actuarial gain on obligation	12.39	(13.83)
Benefit paid	(6.90)	(1.61)
<b>Present value of defined benefit obligation at the end of the year</b>	<b>27.73</b>	<b>20.17</b>

**Difurcation 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)	0.70	2.52
b) Non-current liability (amount due over one year)	27.03	17.65
<b>Total projected benefit obligation at the end of the year</b>	<b>27.73</b>	<b>20.17</b>





**Indiabulls Real Estate Limited**

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

For determination of the liability of the Company, 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)

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

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

**Maturity plan of Defined Benefit Obligation**

(₹ in lakhs)

	Year	31 March 2021	Year	31 March 2020
a)	April 2021 – March 2022	0.70	April 2020 – March 2021	2.58
b)	April 2022 – March 2023	0.45	April 2021 – March 2022	0.34
c)	April 2023 – March 2024	0.44	April 2022 – March 2023	0.35
d)	April 2024 – March 2025	0.45	April 2023 – March 2024	0.35
e)	April 2025 – March 2026	0.44	April 2024 – March 2025	0.38
f)	April 2026 – March 2027	0.45	April 2025 – March 2026	0.40
g)	April 2027 onwards	24.80	April 2026 onwards	35.13

**Sensitivity analysis for gratuity liability**

(₹ in lakhs)

Particulars	31 March 2021	31 March 2020
<b>Impact of the change in discount rate</b>		
Present value of obligation at the end of the year	27.73	20.17
a) Impact due to increase of 0.50 %	(1.32)	(1.05)
b) Impact due to decrease of 0.50 %	1.41	1.14
<b>Impact of the change in salary increase</b>		
Present value of obligation at the end of the year	27.73	20.17
a) Impact due to increase of 0.50 %	0.47	0.66
b) Impact due to decrease of 0.50 %	(0.43)	(0.60)

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

**Note – 44**

**Share based payments**

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

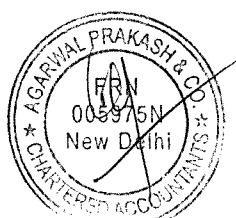
During the year ended 31 March 2009, the Company established the Indiabulls Real Estate Limited Employees Stock Options Scheme - 2008 (II) ("IBREL ESOS-II" or "Plan-II"). Under Plan II, the Company issued equity settled options to its eligible employees and of its subsidiary companies to subscribe upto 2,000,000 stock options representing an equal number of equity shares of face value of ₹ 2 each in the 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.

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
<b>Closing balance</b>	<b>78,000</b>	<b>126,000</b>
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.



**Indiabulls Real Estate Limited**

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

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 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 Company have given their consent to create, issue, offer and allot to the eligible employees of the 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 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 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 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 Company and its subsidiary companies representing an equal number of equity shares of face value of ₹ 2 each in the 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
<b>Closing balance</b>	<b>1,445,688</b>	<b>1,708,788</b>
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)

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 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 Company have given their consent to create, issue, offer and allot, to the eligible employees of the 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 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.



**Indiabulls Real Estate Limited**
**Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021**
**Note – 45**

Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows. The changes in the Company's liabilities arising from financing activities can be classified as follows:

**A. The changes in the Company's borrowings arising from financing activities can be classified as follows:**
**(₹ in lakhs)**

Particulars	Non-current borrowings (including current maturities)	Current borrowings	Interest accrued	Total
<b>Net debt as at 1 April 2019</b>	<b>293,890.36</b>	<b>106,829.45</b>	<b>3,228.02</b>	<b>403,947.83</b>
Proceeds from current/non-current borrowings (including current maturities)	10,114.00	315,193.00	-	325,307.00
Repayment of current/non-current borrowings (including current maturities)	(90,108.37)	(410,049.00)	-	(500,157.37)
Non-cash movement arising on account of amortisation of upfront fees and others	2,079.35	-	(2,079.35)	-
Interest expense	-	-	29,820.06	29,820.06
Interest paid	-	-	(28,415.81)	(28,415.81)
<b>Net debt as at 31 March 2020</b>	<b>215,975.34</b>	<b>11,973.45</b>	<b>2,552.92</b>	<b>230,501.71</b>
Proceeds from current/non-current borrowings (including current maturities)	-	279,759.05	-	279,759.05
Repayment of current/non-current borrowings (including current maturities)	(182,800.00)	(273,825.05)	-	(456,625.05)
Non-cash movement arising on account of amortisation of upfront fees and others	1,165.20	-	(1,165.20)	-
Interest expense	-	-	15,927.25	15,927.25
Interest paid	-	-	(15,558.84)	(15,558.84)
<b>Net debt as at 31 March 2021</b>	<b>34,340.54</b>	<b>17,907.45</b>	<b>1,756.13</b>	<b>54,004.12</b>

**B. The changes in the Company's lease liabilities arising from financing activities can be classified as follows:**
**(₹ in lakhs)**

Particulars	Amount
<b>Lease liabilities as at 1 April 2019 (current and non-current)</b>	<b>2,452.25</b>
Interest on lease liabilities	217.03
Payment of lease liabilities	(813.43)
Impact on account of termination of lease contract during the year	(226.26)
<b>Lease liabilities as at 31 March 2020 (current and non-current)</b>	<b>1,629.59</b>
Interest on lease liabilities	56.48
Payment of lease liabilities	(286.93)
Impact on account of termination of lease contract during the year	(1,388.95)
<b>Lease liabilities as at 31 March 2021 (current and non-current)</b>	<b>10.19</b>

**Note – 46**
**Segment reporting**

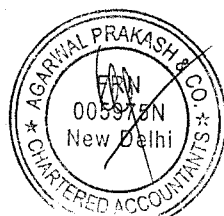
The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. purchase, sale, real estate properties advisory, construction and development of real estate properties and all other related activities which as per Ind AS 108 on 'Operating Segments'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

**Note – 47**

During the previous year 31 March 2020, the 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'), Kosmo One Indiabulls Business Park Limited (Formerly known as 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 Company has filed the Scheme with Registrar of Companies ('ROC') on 19 March 2020. In pursuant to the Scheme, the Company has acquired redeemable preference shares amounting to ₹ 45,000.00 lakhs issued by one of the wholly owned subsidiary of the 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 Company has also valued the remaining stake in resulting company (classified as assets held for sale) at fair value of ₹ 9,000.12 lakhs and thus, recognised net gain on the said transaction amounting to ₹ 24,313.64 lakhs in these financial statements.

**Note – 48**

During the previous year ended 31 March 2020, the Company had got a fixed consideration amounting to ₹13,707.00 lakhs to the Company as full and final settlement against one of its projects. As a result of this, the Company had surrendered and relinquished all its rights, titles and interest of any nature in respect of the said project. Accordingly, the Company has 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 these standalone financial statements.



**Indiabulls Real Estate Limited****Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021****Note – 49**

During the previous year ended 31 March 2020, the Board of Directors ('the Board') of the Company at its meeting held on 31 January 2020, have discussed and approved in-principally the proposal of the merger of certain ongoing, completed and planned residential and commercial projects of Embassy Property Developments Private Limited ('Embassy') with the 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 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 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 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 Rs 92.50 per share.

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

**Note – 50**

The Company has already obtained approval of Board of Directors ('the Board') to buy-back up to 5 crore fully paid-up equity shares of face value Rs. 2 each of the Company, representing approximately 11% of its total existing paid-up equity capital, at Rs. 100 per equity share, aggregating to total buyback size of Rs. 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 on-going scheme of arrangement of Chennai assets, which has been filed by the Company with Registrar of Companies on 19 March 2020, the Company is now eligible to launch the buy-back and hence the Board constituted Buyback Committee and has advised the Company's management to initiate the process of obtaining Company's shareholders approval through the process of postal ballot to implement the proposed buy-back. The proposed buy-back has been withdrawn by the board during the current financial year.

**Note – 51**

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 Company is continuously and closely observing the unfolding situation and will continue to do so. The Company has considered the possible impact of COVID-19 in preparing the financial statements including the recoverable value of its assets and its liquidity position based on internal and external information up to the date of approval of these financial statements

**Note – 52**

As at 31 March 2021, the Company's financial assets are more than 50 per cent of its total assets (netted of by intangible assets) and income from financial assets is more than 50 per cent of the gross income of the Company. However, basis consolidated financial position, the Company's financial assets and income from financial assets does not meet the said criteria. The Company was incorporated with an objective of carrying on the business of construction and development of real estate properties and has been carrying the above business in line with the objects clauses stated in its articles of association. Accordingly, the Management basis the legal opinion obtained from an independent legal expert believes that the principal business of the Company is not that of Non-Banking Financial Company and hence it is not required to obtain certificate of registration as a Non-Banking Financial Company under section 451A of the Reserve Bank of India Act, 1934.

**Note – 53****A. Disaggregation of revenue**

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

Particulars	(₹ in lakhs)	
	Year ended 31 March 2021	Year ended 31 March 2020
<b>Revenue from contracts with customers</b>		
Revenue on account of settlement of existing project	-	13,707.00
Revenue from real estate properties advisory and management services	-	1,170.83

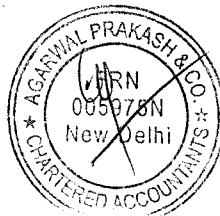
**B. Contract balances**

There is no contract assets and liabilities from contract with customers:

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. 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.

**Note – 54**

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Company towards Provident Fund and Gratuity. The Ministry of Labour and Employment 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 Company, the additional impact on Provident Fund contributions by the Company is not expected to be material, whereas, the likely additional impact on Gratuity liability/ contributions by the Company could be material. The Company 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.



**Indiabulls Real Estate Limited**

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

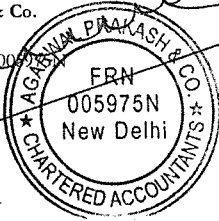
**Note – 55**

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



*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*  
For and on behalf of the board of directors

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

Place: Mumbai  
Date: 23 April 2021

*Rajendra*  
Rajendra  
Company Secretary  
Place: Mumbai  
Date: 23 April 2021