

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Albina Real Estate Limited

Report on the Audit of the Financial Statements

Opinion

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

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2021, its loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

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

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

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

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

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



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

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

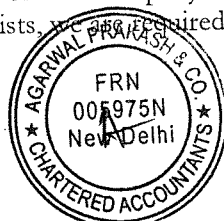
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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



to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

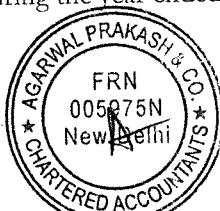
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The financial statements dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, 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 with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2021 – Refer Note 29 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021.



(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

Ankit Sharma

Ankit Sharma

Partner

Membership No. 534629

UDIN: 21534629AAAAFF1842



Place: Gurugram

Date: 15 April 2021

Annexure A to the Independent Auditor's Report

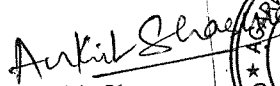
With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2021, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company 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:

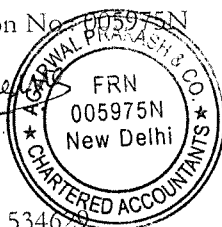
- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and intangible assets.
 - (b) The property, plant and equipment and intangible assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment and intangible assets is reasonable having regard to the size of the Company and the nature of its assets.
 - (c) The Company does not hold any immovable property (in the nature of property, plant and equipment'). Accordingly, the provisions of clause 3(i)(c) of the Order are not applicable.
- (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 not granted any loans, secured or unsecured to companies, firm, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clauses 3(iii)(a), 3(iii)(b) and 3(iii)(c) of the Order are not applicable to the Company.
- (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) To the best of our knowledge and as explained to us, the Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products / services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company.
- (vii) (a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
 - (b) According to the information and explanations given to us, there are no dues of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, which have not been deposited.



- (viii) In our opinion, the Company has not defaulted in repayment of loans or borrowings to any financial institution or debenture-holders during the year. Further, the Company has no loans or borrowings payable to a bank or government during the year.
- (ix) As explained to us, no money raised by way of initial public offer or further public offer (including debt instruments) during the year. The Company has not obtained any term loans during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable to the Company.
- (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) In our opinion, the provisions of Section 197 of the Act read with Schedule V to the Act are not applicable to the Company as the Company does not pay/provide for any managerial remuneration. Accordingly, the provisions of clause 3(xi) of the Order are not applicable to the Company.
- (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.
- (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) 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. 005975N


Ankit Sharma
Partner
Membership No. 534629
UDIN: 21534629AAAAFF1842



Place: Gurugram
Date: 15 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 under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Albina Real Estate Limited ('the Company') as of 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

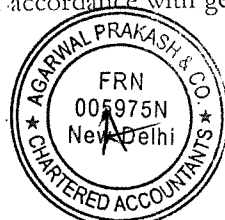
Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both, issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A



Company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2021, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration No.: 005975N

Ankit Sharma

Ankit Sharma

Partner

Membership No. 5346

UDIN: 21534629AAAAFF1842



Place: Gurugram

Date: 15 April 2021

Albina Real Estate Limited

All amount in ₹ hundred, unless otherwise stated

| Balance Sheet as at | Note | 31 March 2021 | 31 March 2020 |
|---|------|----------------------------|----------------------------|
| I. ASSETS | | | |
| Non-current assets | | | |
| (a) Property, plant and equipment | 6 | - | 18.23 |
| (b) Financial assets | | | |
| Investments | 7 | 7,203,010.00 | 7,203,010.00 |
| Loans | 8 | 43,309.18 | 43,309.18 |
| (c) Non-current Tax Assets, net | 9 | 2.90 | 2.88 |
| | | <u>7,246,322.08</u> | <u>7,246,340.29</u> |
| Current assets | | | |
| (a) Inventories | 10 | 13,306.12 | 13,306.12 |
| (b) Financial Assets | | | |
| Trade receivables | 11 | 1,266.32 | 1,266.70 |
| Cash and cash equivalents | 12 | 692.81 | 259.34 |
| (c) Other current assets | 13 | 338.64 | 276.10 |
| | | <u>15,603.89</u> | <u>15,108.26</u> |
| Total of Assets | | <u><u>7,261,925.97</u></u> | <u><u>7,261,448.55</u></u> |
| II. EQUITY AND LIABILITIES | | | |
| Equity | | | |
| (a) Equity share capital | 14 | 5,000.00 | 5,000.00 |
| (b) Other equity | | 5,445,071.44 | 5,445,829.99 |
| | | <u>5,450,071.44</u> | <u>5,450,829.99</u> |
| Liabilities | | | |
| Current liabilities | | | |
| (a) Financial liabilities | | | |
| Borrowings | 15 | 1,711,900.00 | 1,708,750.00 |
| Other financial liabilities | 16 | 1,366.83 | 2,858.91 |
| (b) Other current liabilities | 17 | 98,587.70 | 99,009.65 |
| | | <u>1,811,854.53</u> | <u>1,810,618.56</u> |
| Total of Equity and Liabilities | | <u><u>7,261,925.97</u></u> | <u><u>7,261,448.55</u></u> |
| Summary of significant accounting policies | 5 | | |


The accompanying notes are integral part of the financial statements

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

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

For and on behalf of the Board of Directors

Ankit Sharma
Partner



Pankaj Kumar
Director
[DIN: 06956444]

Jogender Singh
Director
[DIN: 02873129]

Place: Gurugram
Date : 15 April 2021

Albina Real Estate Limited

All amount in ₹ hundred, unless otherwise stated

Statement of profit and loss for the

Year ended March 31

| | Note | 2021 | 2020 |
|--|------|-----------------|--------------------|
| Revenue | | | |
| Revenue from operations | 18 | 923.73 | |
| Other income | 19 | 7.20 | 3,426.77 |
| Total of Revenue | | 930.93 | 3,426.77 |
| Expenses | | | |
| Cost of revenue | 20 | | |
| Cost of materials consumed | | - | - |
| Purchase of stock-in-trade | | - | - |
| Changes in inventories of finished goods, working in progress and stock-in-trade | | - | - |
| Finance costs | 21 | - | 19,627.84 |
| Depreciation and amortisation expense | 6 | 6.87 | 27.88 |
| Other expenses | 22 | 1,682.61 | 37,039.03 |
| Total of Expense | | 1,689.48 | 56,694.75 |
| Profit/(Loss) before tax | | (758.55) | (53,267.98) |
| Tax expense | | | |
| Current tax | 23 | - | - |
| Adjustment of tax relating to earlier periods | | - | (109,951.71) |
| Deferred tax charge/(credit) | | - | 3,137.58 |
| Profit/(Loss) after tax | | (758.55) | 53,546.15 |
| Other comprehensive income | | | |
| Total other comprehensive income net of tax | | - | - |
| Total comprehensive income for the year | | (758.55) | 53,546.15 |
| Earnings per equity share | | | |
| Equity share of par value ₹ 10/- each | 24 | | |
| Basic (₹) | | (1.52) | 107.09 |
| Diluted (₹) | | (1.52) | 107.09 |

Summary of significant accounting policies

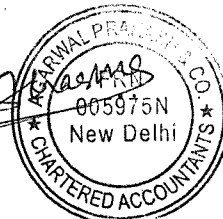
The accompanying notes form an integral part of the financial statements.

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

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

For and on behalf of the Board of Directors

Ankit Sharma
Partner



Pankaj Kumar
Director
[DIN: 06956444]

Jogender Singh
Director
[DIN: 02873129]

Place: Gurugram
Date : 15 April 2021

Albina Real Estate Limited

All amount in ₹ hundred, unless otherwise stated

Statement of Cash Flows for the

Year ended March 31

| | 2021 | 2020 |
|---|-------------------|--------------------|
| A. Cash flow from operating activities: | | |
| Profit/(loss) before income tax for the year | (758.55) | (53,267.98) |
| Continuing operations | | |
| Adjustments to reconcile net loss to net cash provided by operating activities | | |
| Depreciation and amortisation expense | 6.87 | 27.88 |
| Loss on writte off property, plants and equipment (net) | 11.36 | - |
| Interest expense on taxation | - | 19,627.84 |
| Interest income | (7.20) | (7.20) |
| Operating Profit/(loss) before working capital changes | (747.52) | (33,619.46) |
| Change in operating assets and liabilities | | |
| - (Increase)/decrease in trade receivables | 0.38 | - |
| - (Decrease)/increase in loans, other financial assets and other assets | (62.54) | 26,575.36 |
| - Decrease in other financial liabilities, other liabilities and provisions | (1,914.03) | (14,589.06) |
| Cash used in operating activities | (2,723.71) | (21,633.16) |
| Income tax (paid) / refund received, net | (0.02) | 87,230.57 |
| Net cash generated from/(used in) operating activities | (2,723.73) | 65,597.41 |
| B. Cash flow from investing activities: | | |
| Interest received from investments in debnetures | 7.20 | 7.20 |
| Net cash generated from investing activities | 7.20 | 7.20 |
| C. Cash flow from financing activities(Refer note no. 33) | | |
| Repayment of inter-corporate borrowings | - | (183,000.00) |
| Proceeds from inter-corporate borrowings | 3,150.00 | 117,450.00 |
| Net cash generated from/(used in) financing activities | 3,150.00 | (65,550.00) |
| D. Increase/(decrease) in cash and cash equivalents, net (A+B+C) | 433.47 | 54.60 |
| E. Cash and cash equivalents at the beginning of the year | 259.34 | 204.74 |
| F. Cash and cash equivalents at the end of the year (D+E) | 692.81 | 259.34 |
| G. Reconciliation of cash and cash equivalents as per cash flow statement | | |
| Cash and cash equivalents includes | | |
| Cash on hand | - | - |
| Balances with scheduled banks | | |
| - In current accounts | 692.81 | 259.34 |
| | 692.81 | 259.34 |

The accompanying notes are integral part of the financial statements

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

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Ankit Sharma
Partner



Place: Gurugram

Date : 15 April 2021

For and on behalf of the Board of Directors

Pankaj Kumar
Director
[DIN: 06956444]

Jogender Singh
Director
[DIN: 02873129]

Albina Real Estate Limited

Statement of Changes in Equity as at 31 March 2021

(A) Equity share capital*

All amount in ₹ hundred, unless otherwise stated

| Particulars | Opening balance as at 01 April 2019 | Issue of equity share capital during the year | Balance as at 31 March 2020 | Issue of equity share capital during the year | Balance as at 31 March 2021 |
|----------------------|-------------------------------------|---|-----------------------------|---|-----------------------------|
| Equity share capital | 5,000.00 | - | 5,000.00 | - | 5,000.00 |

(B) Other equity

| Particulars | Reserves and surplus | Other Comprehensive Income | Total |
|-------------------------------------|----------------------|----------------------------|--------------|
| | Retained earnings | | |
| Opening balance as at 01 April 2019 | 5,392,283.84 | - | 5,392,283.84 |
| Loss for the year | 53,546.15 | - | 53,546.15 |
| Other comprehensive income | - | - | - |
| Balance as at 31 March 2020 | 5,445,829.99 | - | 5,445,829.99 |
| Loss for the year | (758.55) | - | (758.55) |
| Other comprehensive income | - | - | - |
| Balance as at 31 March 2021 | 5,445,071.44 | - | 5,445,071.44 |

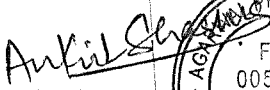
*Refer Note - 14 for details


The accompanying notes are integral part of the financial statements

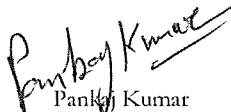
This is the statement of changes in equity referred to in our report of even date.

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

For and on behalf of the Board of Directors


Ankit Sharma
Partner




Pankaj Kumar
Director
[DIN: 06956444]


Jogerinder Singh
Director
[DIN: 02873129]

Place: Gurugram
Date : 15 April 2021

ALBINA REAL ESTATE LIMITED

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

1. Nature of principal activities

Albina Real Estate Limited (“the Company”) was incorporated on 07 May 2007 and is engaged in the business of real estate and other related and ancillary activities. The Company is domiciled in India and its registered office is situated at M-62 and 63, First Floor, Connaught Place, New Delhi – 110001.

2. General information and statement of compliance with Ind AS

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

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

The financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 15 April 2021. The revision to financial statements is permitted by Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of Companies Act, 2013.

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 preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measure 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. Estimation of uncertainties relating to the global health pandemic from covid-19 (covid-19):

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 results 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 results.

5. Summary of significant accounting policies

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

5.1 Current versus non-current classification



ALBINA REAL ESTATE LIMITED

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

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

5.2 Revenue recognition

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

Revenue from 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 in the year in such investments are sold after adjusting the consideration received with carrying value of investment. The said profit is recognised as part of other operating income as in substance, such sale reflects the sale of real estate business.

Dividend income

Dividend income is recognised at the time when right to receive the payment is established, which is generally when the shareholders approve the dividend.

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.

5.3 Borrowing costs

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

5.4 Property, plant and equipment (PPE)

Recognition and initial measurement

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

Subsequent measurement (depreciation and useful lives)

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

| Asset class | Useful life |
|--------------------------------|-------------|
| Building – temporary structure | 1 years |



ALBINA REAL ESTATE LIMITED

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

| | |
|------------------------|----------|
| Office equipment | 5 years |
| Computers | 3 years |
| Furniture and fixtures | 10 years |

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

De-recognition

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

5.5 Intangible assets

Recognition and initial measurement

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

Subsequent measurement (amortisation)

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

5.6 Foreign currency

Functional and presentation currency

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

Transactions and balances

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

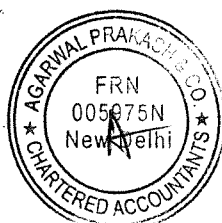
Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

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

5.7 Impairment of non-financial assets

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

5.8 Financial instruments



ALBINA REAL ESTATE LIMITED

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

Financial assets

Recognition and initial measurement

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

Subsequent measurement

- i. **Debt instruments at amortised cost** – A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
 - The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
 - Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

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

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

De-recognition of financial assets

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

Financial liabilities

Recognition and initial measurement – amortised cost

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

Subsequent measurement – Amortised cost

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

Recognition and initial and subsequent measurement – fair value

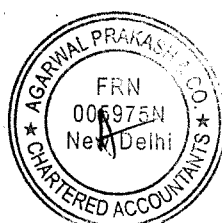
A financial liability is classified as fair value through profit and loss ('FVTPL') if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured (initial and subsequent) at fair value and net gains/losses, including any interest expense are recognised in statement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

De-recognition of financial liabilities

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

Put option

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



ALBINA REAL ESTATE LIMITED

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

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

Offsetting of financial instruments

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

5.9 Impairment of financial assets

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

Trade receivables

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

Other financial assets

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

5.10 Inventories

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

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

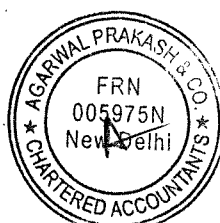
Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs of necessary to make the sale.

5.11 Income taxes

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside statement of profit and loss is recognised in the statement in which the relevant item is recognised.

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealised tax losses are recognised to the extent that it is probable that the underlying tax loss will be utilised



ALBINA REAL ESTATE LIMITED

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

against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

5.12 Cash and cash equivalents

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

5.13 Provisions, contingent liabilities and contingent assets

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

Contingent liability is disclosed for:

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

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

5.14 Earnings per share

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

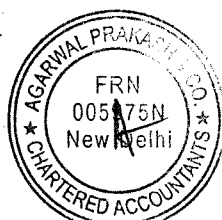
For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

5.15 Significant management judgement in applying accounting policies and estimation uncertainty

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

Significant management judgements

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



ALBINA REAL ESTATE LIMITED

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

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

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

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

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

Significant estimates

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

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

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



ALBINA REAL ESTATE LIMITED

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

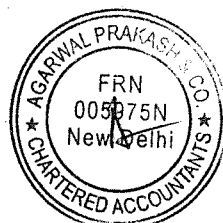
Note - 6

Property, plant and equipment

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

All amount in ₹ hundred, unless otherwise stated

| Particulars | Tangible assets | | |
|--|------------------|------------------------|--------------------------|
| | Office equipment | Furniture and fixtures | Total of tangible assets |
| Gross carrying amount | | | |
| As at 01 April 2019 | 443.72 | 328.35 | 772.07 |
| Additions during the year | - | - | - |
| Disposals/assets written off | - | - | - |
| As at 31 March 2020 | 443.72 | 328.35 | 772.07 |
| Additions during the year | - | - | - |
| Disposals/assets written off | 443.72 | 328.35 | 772.07 |
| As at 31 March 2021 | - | - | - |
| Accumulated depreciation/amortisation | | | |
| Balance as at 01 April 2019 | 443.72 | 282.23 | 725.95 |
| Charge for the year | - | 27.88 | 27.88 |
| Adjustments for disposals | - | - | - |
| Balance as at 31 March 2020 | 443.72 | 310.11 | 753.83 |
| Charge for the year | - | 6.87 | 6.87 |
| Adjustments for disposals | 443.72 | 316.99 | 760.71 |
| As at 31 March 2021 | - | - | - |
| Net carrying amount | | | |
| As at 01 April 2019 | - | 46.12 | 46.12 |
| As at 31 March 2020 | - | 18.24 | 18.23 |
| As at 31 March 2021 | - | - | - |

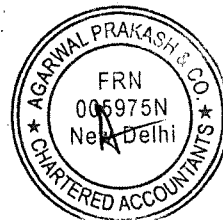


Albina Real Estate Limited

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

All amount in ₹ hundred, unless otherwise stated

| | As at 31 March 2021 | As at 31 March 2020 |
|---|------------------------|------------------------|
| Note - 7 | | |
| Investments - non-current | | |
| Investment in debentures | | |
| Unquoted | | |
| Fellow Subsidiary | | |
| Sentia Developers Limited | | |
| 720,301 (31 March 2020: 720,301) 0.0001% optionally convertible debentures of ₹ 1000 each fully paid up | 7,203,010.00 | 7,203,010.00 |
| | <u>7,203,010.00</u> | <u>7,203,010.00</u> |
| Aggregate book value of unquoted investments | 7,203,010.00 | 7,203,010.00 |
| Aggregate fair value of unquoted investments | 7,203,010.00 | 7,203,010.00 |
| Note - 8 | | |
| Loans - non current | | |
| (Unsecured, considered good) | | |
| Security deposits | 43,309.18 | 43,309.18 |
| | <u>43,309.18</u> | <u>43,309.18</u> |
| Note - 9 | | |
| Non-current tax assets, net | | |
| Advance income tax, including tax deducted at source | 2.90 | 2.88 |
| | <u>2.90</u> | <u>2.88</u> |
| Note - 10 | | |
| Inventories | | |
| Real estate project under development (at cost) | | |
| Land | 609,047.44 | 609,047.44 |
| License and other regulatory fees | 33,616.25 | 33,616.25 |
| Cost of materials, construction cost and other overheads* | 2,744,839.33 | 2,744,839.33 |
| | <u>3,387,503.02</u> | <u>3,387,503.02</u> |
| Less: cost of revenue recognized till date | 3,374,196.90 | 3,374,196.90 |
| Total of inventories | <u>13,306.12</u> | <u>13,306.12</u> |
| Note - 11 | | |
| Trade receivables | | |
| (Unsecured, Considered good) | | |
| Trade receivables outstanding for a period exceeding six months | 1,266.32 | 1,266.70 |
| | <u>1,266.32</u> | <u>1,266.70</u> |
| Note - 12 | | |
| Cash and cash equivalents | | |
| Balances with banks | | |
| In current accounts | 692.81 | 259.34 |
| | <u>692.81</u> | <u>259.34</u> |
| Note - 13 | | |
| Other current assets | | |
| Advance to material / service providers | 276.10 | 276.10 |
| Balances with statutory authorities | 62.54 | - |
| Advance for land -others | 181,512.05 | 181,512.05 |
| Less: Provision for bad and doubtful advances | (181,512.05) | (181,512.05) |
| Total of other current assets | <u>338.64</u> | <u>276.10</u> |



Albina Real Estate Limited

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

All amount in ₹ hundred, unless otherwise stated

| Note - 14 | As at | | As at | |
|---|---------------|-----------------|---------------|-----------------|
| | 31 March 2021 | | 31 March 2020 | |
| Equity share capital | | | | |
| i Authorised | Number | Amount | Number | Amount |
| Equity share capital of face value of ₹ 10 each | 50,000 | 5,000.00 | 50,000 | 5,000.00 |
| | <u>50,000</u> | <u>5,000.00</u> | <u>50,000</u> | <u>5,000.00</u> |
| ii Issued, subscribed and fully paid up | | | | |
| Equity share capital of face value of ₹ 10 each fully paid up | 50,000 | 5,000.00 | 50,000 | 5,000.00 |
| | <u>50,000</u> | <u>5,000.00</u> | <u>50,000</u> | <u>5,000.00</u> |
| iii Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year | | | | |
| Equity shares | | | | |
| Balance at the beginning of the year | 50,000 | 5,000.00 | 50,000 | 5,000.00 |
| Add: Issued during the year | - | - | - | - |
| Balance at the end of the year | <u>50,000</u> | <u>5,000.00</u> | <u>50,000</u> | <u>5,000.00</u> |

iv Rights, preferences and restrictions attached to equity shares

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.

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

vi Details of shareholder holding more than 5% share capital

| Name of the equity shareholder | Number of shares | Number of shares |
|--|------------------|------------------|
| Lucina Land Development Limited (including nominee shares) | 50,000 | 50,000 |

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

Note - 15

Borrowings - current

Unsecured loans

| | | |
|---|---------------------|---------------------|
| Loans and advances from related parties | 1,711,900.00 | 1,708,750.00 |
| | <u>1,711,900.00</u> | <u>1,708,750.00</u> |

Note - 16

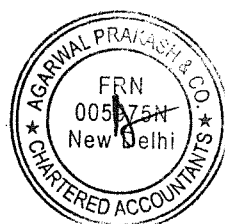
Other financial liabilities - current

| | | |
|------------------|-----------------|-----------------|
| Expenses payable | 1,366.83 | 2,858.91 |
| | <u>1,366.83</u> | <u>2,858.91</u> |

Note - 17

Other current liabilities

| | | |
|----------------------------------|------------------|------------------|
| Payable to statutory authorities | - | 50.00 |
| Advance from customers | 98,587.70 | 98,959.65 |
| | <u>98,587.70</u> | <u>99,009.65</u> |



Albina Real Estate Limited

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

All amount in ₹ hundred, unless otherwise stated

| | For the year ended 31 March 2021 | For the year ended 31 March 2020 |
|--|-------------------------------------|-------------------------------------|
| Note - 18 | | |
| Revenue from operations | | |
| Other operating income | | |
| Interest from customers on overdue balances | 923.73 | - |
| | <u>923.73</u> | <u>-</u> |
| Note - 19 | | |
| Other income | | |
| Interest on optionally convertible debentures | 7.20 | 7.20 |
| Miscellaneous income | - | 3,419.57 |
| | <u>7.20</u> | <u>3,426.77</u> |
| Note - 20 | | |
| Cost of revenue | | |
| (Increase)/decrease in real estate project under development | | |
| Opening stock | 13,306.12 | 13,306.12 |
| Closing stock | (13,306.12) | (13,306.12) |
| | <u>-</u> | <u>-</u> |
| Note - 21 | | |
| Finance costs | | |
| Interest expense on taxation | - | 19,627.84 |
| | <u>-</u> | <u>19,627.84</u> |
| Note - 22 | | |
| Other expenses | | |
| Bank charges | 84.24 | 15.18 |
| Auditor's remuneration - as auditor (refer note (i) below) | 295.00 | 1,860.00 |
| Legal and professional charges | 1,226.30 | 1,742.70 |
| Loss on write off property, plants and equipment (net) | 11.36 | - |
| Rates and taxes | 63.00 | 23,062.03 |
| Miscellaneous expenses | 2.71 | 571.75 |
| Customer incentive and other charges | - | 9,787.37 |
| | <u>1,682.61</u> | <u>37,039.03</u> |
| (i) Details of Auditor's remuneration | | |
| Auditor's remuneration | | |
| Audit fee | 295.00 | 1,860.00 |
| | <u>295.00</u> | <u>1,860.00</u> |
| Note - 23 | | |
| Income tax | | |
| Tax expense comprises of: | | |
| Current income tax | - | - |
| Adjustment of tax relating to earlier periods | - | (109,951.71) |
| Deferred tax charge/(credit)* | - | 3,137.58 |
| Income tax expense reported in the statement of profit and loss | <u>-</u> | <u>(106,814.13)</u> |

Since the company has incurred loss during the financial year 2020-2021 hence there is no tax liability as per provisions of Income tax act,1961,the calculation of effective tax rate is not relevant and hence not given .

*Deferred tax includes reversal of MAT credit amounting to ₹ 3,137.58 hundred. The Company has reversed MAT credit due to uncertainty involved around sufficient future profitability of business .



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

All amount in ₹ hundred, unless otherwise stated

| | For the year ended 31 March 2021 | For the year ended 31 March 2020 |
|--|-------------------------------------|-------------------------------------|
|--|-------------------------------------|-------------------------------------|

Deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and tax loss carry forward can be utilised. The unabsorbed business losses amount to ₹62,965.82 hundred on which no deferred tax assets is recognised.

The company has unabsorbed business losses amounting to ₹62,965.82 hundred (31 March, 2020: ₹ 62,218.09 hundred) that are available for offsetting for a maximum period of eight years from the incurrence of loss. The company has not created deferred tax assets on these unabsorbed losses considering uncertainty involved around future business income.

Note - 24

Earnings per share (EPS)

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

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

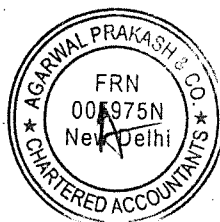
| | | |
|---|----------|-----------|
| (Loss)/profit attributable to equity holders for basic earnings | (758.55) | 53,546.15 |
| (Loss)/ profit attributable to equity holders adjusted for the effect of dilution | (758.55) | 53,546.15 |

| | | |
|---|--------|--------|
| Weighted average number of Equity shares for basic / diluted EPS* | 50,000 | 50,000 |
|---|--------|--------|

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

Earnings per equity share

| | | |
|-----------------|--------|--------|
| (1) Basic (₹) | (1.52) | 107.09 |
| (2) Diluted (₹) | (1.52) | 107.09 |



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

Note - 25

All amount in ₹ hundred, unless otherwise stated

A) Financial Instruments by category

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

| | 31 March 2021 | | | 31 March 2020 | | |
|-------------------------------|--------------------------------|--------------------------------|------------------|--------------------------------|--------------------------------|------------------|
| | FVTPL (See note 1 below) | FVOCI (See note 2 below) | Amortised cost | FVTPL (See note 1 below) | FVOCI (See note 2 below) | Amortised cost |
| Financial assets | | | | | | |
| Debentures* | 7,203,010.00 | - | - | 7,203,010.00 | - | - |
| Trade receivables | - | - | 1,266.32 | - | - | 1,266.70 |
| Cash and cash equivalents | - | - | 692.81 | - | - | 259.34 |
| Security deposits | - | - | 43,309.18 | - | - | 43,309.18 |
| Total financial assets | 7,203,010.00 | - | 45,268.31 | 7,203,010.00 | - | 44,835.22 |

Notes

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

* Investment in optionally convertible debentures in fellow subsidiary have been shown at carrying value, as carrying value represent the best estimate of fair value.

| | 31 March 2021 | | | 31 March 2020 | | |
|---|---------------|----------|---------------------|---------------|----------|---------------------|
| | FVTPL | FVOCI | Amortised cost | FVTPL | FVOCI | Amortised cost |
| Financial liabilities | | | | | | |
| Borrowings (including interest accrued) | - | - | 1,711,900.00 | - | - | 1,708,750.00 |
| Other financial liabilities | - | - | 1,366.83 | - | - | 2,858.91 |
| Total financial liabilities | - | - | 1,713,266.83 | - | - | 1,711,608.91 |

B) Fair value measurements

(i) Fair value hierarchy

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

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

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

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

ii) Financial instruments measured at amortised cost

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

Financial assets and financial liabilities measured at fair value – recurring fair value measurements

| 31 March 2021 | Notes | Level 1 | Level 2 | Level 3 | Total |
|--|-------|----------|----------|---------------------|---------------------|
| Financial assets | | | | | |
| Financial instruments at FVTPL | | | | | |
| Investment in optionally convertible debentures* | | - | - | 7,203,010.00 | 7,203,010.00 |
| Total financial assets | | - | - | 7,203,010.00 | 7,203,010.00 |

Financial assets and financial liabilities measured at fair value – recurring fair value measurements

| 31 March 2020 | | Level 1 | Level 2 | Level 3 | Total |
|--|--|----------|----------|---------------------|---------------------|
| Financial assets | | | | | |
| Financial instruments at FVTPL | | | | | |
| Investment in optionally convertible debentures* | | - | - | 7,203,010.00 | 7,203,010.00 |
| Total financial assets | | - | - | 7,203,010.00 | 7,203,010.00 |

iii) Price risk

The Company's exposure price risk arises from investments held and classified in the balance sheet 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.

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

Specific valuation techniques used to value financial instruments include -

Investment in Optionally convertible debentures have been shown at a value which based on management assessment, corresponds to the values that would eventually be realized

iv) Financial instruments measured at amortised cost

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



Albina Real Estate Limited

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

All amount in ₹ hundred , unless otherwise stated

Note - 26

Financial risk management

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

(A) Credit risk

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

Company does not have any trade receivables as on reporting date.

Credit risk management

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

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

Assets under credit risk –

| Credit rating | Particulars | 31 March 2021 | 31 March 2020 |
|---------------|---------------------------|---------------|---------------|
| A | Cash and Cash Equivalents | 692.81 | 259.34 |

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

Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on lifetime expected credit loss mechanism for loans, deposits and other investments . As per management assessment, Company does not need to provide for expected credit loss on any of the financial asset.

Expected credit loss for trade receivables under simplified approach

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

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

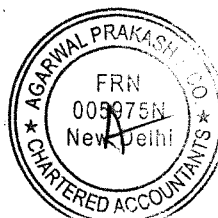
(B) Liquidity risk

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

Maturities of financial liabilities

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

| 31 March 2021 | Less than 1 year | Between 1 and 2 years | Between 2 and 3 years | Between 3 and 4 years | More than 4 years | Total |
|-----------------------------|---------------------|-----------------------|-----------------------|-----------------------|-------------------|---------------------|
| Non-derivatives | | | | | | |
| Borrowings: | 1,711,900.00 | - | - | - | - | 1,711,900.00 |
| Other Financial Liabilities | 1,366.83 | - | - | - | - | 1,366.83 |
| Total | 1,713,266.83 | - | - | - | - | 1,713,266.83 |



Albina Real Estate Limited

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

All amount in ₹ hundred, unless otherwise stated

| 31 March 2020 | Less than 1 year | Between 1 and 2 years | Between 2 and 3 years | Between 3 and 4 years | More than 4 years | Total |
|-----------------------------|---------------------|-----------------------|-----------------------|-----------------------|-------------------|---------------------|
| Non-derivatives | | | | | | |
| Borrowings: | 1,708,750.00 | - | - | - | - | 1,708,750.00 |
| Other Financial Liabilities | 2,858.91 | - | - | - | - | 2,858.91 |
| Total | 1,711,608.91 | - | - | - | - | 1,711,608.91 |

(C) Market risk

Foreign exchange risk

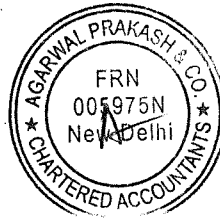
Company does not have any foreign currency risks and therefore sensitivity analysis has not been shown.

Interest rate risk

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

Price risk

Company does not have any price risk



ALBINA REAL ESTATE LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note – 27**Capital management**

The Company's objectives when managing capital are to:

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. Consistent with others in the industry, the Company monitors capital on the basis of the following gearing ratio.

| Particulars | 31 March 2021 | 31 March 2020 |
|---------------------------------|---------------|---------------|
| Net debt* | 1,711,207.19 | 1,708,490.66 |
| Total equity | 5,450,071.44 | 5,450,829.99 |
| Net debt to equity ratio | 0.31 | 0.31 |

* Net debt includes Long Term Borrowings + Short Term Borrowings + current maturity of Long term borrowings net off cash and cash equivalents (Including FDR and other liquid securities).

Note – 28**Related party transactions**

| Relationship | Name of the related parties |
|---|----------------------------------|
| Related parties exercising control | |
| Ultimate Holding company | Indiabulls Real Estate Limited |
| Holding Company | Lucina Land Development Limited |
| Related parties exercising control | |
| Fellow subsidiary Companies* | Indiabulls Constructions Limited |
| | Sentia Developers Limited |

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

| Nature of transactions | 2020-21 | 2019-20 |
|---|----------|-------------|
| Ultimate Holding Company | | |
| Loans and advances taken/(repaid) | - | - |
| Fellow subsidiaries | | |
| Loans and advances taken/(repaid)- Indiabulls Constructions Limited | 3,150.00 | (65,550.00) |

(ii) Statement of balances outstanding:

| Nature of transactions | 31 March 2021 | 31 March 2020 |
|---|---------------|---------------|
| Ultimate Holding/Fellow subsidiary company | | |
| Loans and advance taken, net- Indiabulls Constructions Limited | 1,711,900.00 | 1,708,750.00 |
| Investment in Optionally convertible Debenture- Sentia Developers Limited | 7,203,010.00 | 7,203,010.00 |

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

Note – 29**Contingent liabilities and commitments****Contingent liabilities:**

The Company has certain litigation cases pending and based on legal advice, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company, though the Company has still provided for ₹181,512.05 hundred in financial year 2020-2021 for the amount paid as an advance.



ALBINA REAL ESTATE LIMITED

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

All amount in ₹ hundred, unless otherwise stated

There are no contingent liabilities and commitments to be reported on 31 March 2021 and 31 March 2020.

Note – 30

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 (“MSMED Act, 2006”):

| S. no. | Particulars | Amount |
|--------|---|--------|
| i) | The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year; | Nil |
| ii) | The amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year; | Nil |
| iii) | The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act; | Nil |
| iv) | The amount of interest accrued and remaining unpaid at the end of each accounting year; and | Nil |
| v) | The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23. | Nil |

The above information regarding micro, small and medium enterprises have been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

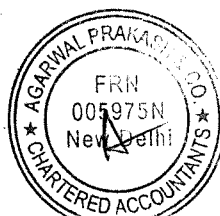
Note – 31**Segmental information**

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

Note – 32

Disclosure in respect of the Guidance Note issued by Institute of Chartered Accountants of India on “Accounting for Real Estate Transactions” Under Ind-As

| Particulars | As at 31 March 2021 | As at 31 March 2020 |
|--|---------------------|---------------------|
| | (₹) | (₹) |
| Amount of project revenue recognized as revenue during the year | - | - |
| Aggregate amount of costs incurred and profits recognized to date | 3,791,514.72 | 3,791,514.72 |
| Amount of advance received | - | - |
| Amount of work-in-progress and value of inventories | 13,306.12 | 13,306.12 |
| Excess of revenue recognized over actual bills raised (unbilled revenue) | - | - |



ALBINA REAL ESTATE LIMITED

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

All amount in ₹ hundred, unless otherwise stated

Note – 33

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

| Particulars | Current borrowings | Total |
|---|--------------------|--------------|
| Net debt as at 1 April 2019 | 1,774,300.00 | 1,774,300.00 |
| Proceeds from current/non-current borrowings (including current maturities) | 1,17,450.00 | 1,17,450.00 |
| Repayment of current/non-current borrowings (including current maturities) | 1,83,000.00 | 1,83,000.00 |
| Net debt as at 31 March 2020 | 1,708,750.00 | 1,708,750.00 |
| Proceeds from current/non-current borrowings (including current maturities) | 3,150.00 | 3,150.00 |
| Net debt as at 31 March 2021 | 1,711,900.00 | 1,711,900.00 |

Note – 34**Other matters**

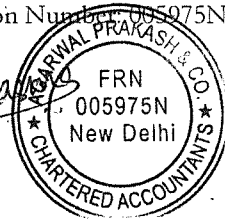
- The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2021 and 31 March 2020.
- In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2021, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Ankit Sharma
Partner



For and on behalf of the Board of Directors

Pankaj Kumar
Director
[DIN: 06956444]

Jogender Singh
Director
[DIN:02873129]

Place: Gurugram

Date : 15 April, 2021