

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Selene Constructions Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Selene Constructions 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

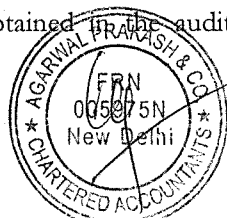
We conducted our audit in accordance with the Standards on Auditing ('SA's) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We 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.

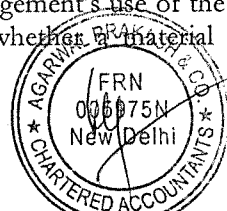
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

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 any 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 35 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.

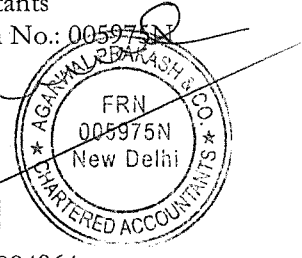
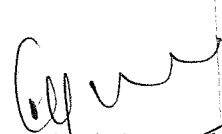
(h) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

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



Prakash Agarwal

Partner

Membership No.: 084964

UDIN: 21084964AAAAAR5120

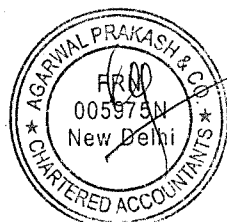
Place: Gurugram

Date: 20 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:

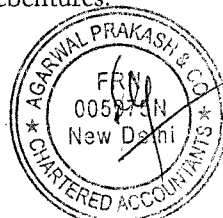
- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and intangible assets.
- (b) The property, plant and equipment and intangible assets have been physically verified by the management during the year 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 granted interest free 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 is regular.
 - (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) 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) 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:

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
Haryana Value Added Tax Act, 2003	Interest on value added tax	69.66	-	Financial year 2010-11, 2011-12, 2012-13	Value Added tax Tribunal, Chandigarh
Haryana Value Added Tax Act, 2003	Interest on value added tax	6.03	-	Financial year 2013-14	Joint Excise and Taxation Commissioner (Appeals)
Service Tax	Reversal of credit	1.34	-	June 2015 to September-2015	DY / Asst. Comm. Mumbai
Income Tax	TDS	33.97	-	Assessment year 2014-15 to 2017-18	CIT(A)

- (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

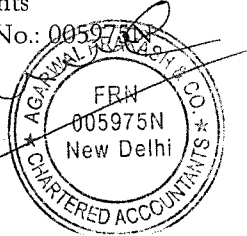


Prakash Agarwal

Partner

Membership No.: 084964

UDIN: 21084964AAAAAR5120



Place: Gurugram

Date: 20 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 Selene Constructions 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.


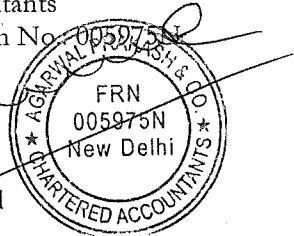
Opinion

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

Prakash Agarwal

Partner

Membership No.: 084964

UDIN: 21084964AAAAAR5120

Place: Gurugram

Date: 20 April 2021

Selene Constructions Limited
Balance sheet as at 31 March 2021

	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
I ASSETS			
Non-current assets			
Property, plant and equipment	5	30.79	52.91
Financial assets			
Loans	6A	7.50	7.50
Other financial assets	7	287.22	-
Deferred tax assets (net)	8	2.75	2.37
Non-current tax assets (net)	9	150.70	229.54
		<u>478.96</u>	<u>292.32</u>
Current assets			
Inventories	10	12,426.14	17,380.30
Financial assets			
Trade receivables	11	207.01	382.27
Cash and cash equivalents	12	82.95	46.01
Other bank balances	13	1,479.43	972.24
Loans	6B	2,580.15	2,579.34
Other current assets	14	66.63	145.24
		<u>16,842.31</u>	<u>21,505.40</u>
		<u>17,321.27</u>	<u>21,797.72</u>
II EQUITY AND LIABILITIES			
Equity			
Equity share capital	15A	9.80	9.80
Instruments entirely equity in nature	15B	11,915.19	11,915.19
Other equity	16	(17,381.78)	(16,750.60)
		<u>(5,456.79)</u>	<u>(4,825.61)</u>
Liabilities			
Non-current liabilities			
Provisions	17A	7.25	19.06
		<u>7.25</u>	<u>19.06</u>
Current liabilities			
Financial liabilities			
Borrowings	18	12,575.26	14,184.81
Trade payables			
-total outstanding dues of micro enterprises and small enterprises	19A	195.26	200.50
-total outstanding dues of creditors other than micro enterprises and small enterprises	19B	1,606.29	2,104.54
Other financial liabilities	20	133.79	169.82
Other current liabilities	21	7,024.38	8,571.17
Provisions	17B	1,235.83	1,208.63
Current tax liabilities (net)	22	-	164.80
		<u>22,770.81</u>	<u>26,604.27</u>
		<u>17,321.27</u>	<u>21,797.72</u>
Summary of significant accounting policies	4		

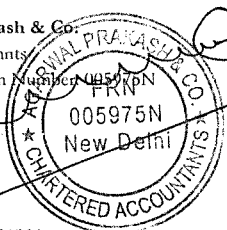
The accompanying notes are an integral part of the financial statements

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

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

Prakasa Agarwal
Partner
Membership No :084964

Place: Gurugram
Date: 20 April 2021



For and on behalf of the board of directors

Harvinder

Harvinder
Director
[DIN: 08309309]
Place: Gurugram

Rajiv Malhan

Rajiv Malhan
Director
[DIN: 02835523]
Place: Gurugram

Shakti Bedi

Shakti Bedi
Chief Financial Officer
Place: Gurugram

Company Secretary

Company Secretary
Place: Gurugram

Selene Constructions Limited
Statement of profit and loss for the year ended 31 March 2021

	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Revenue			
Revenue from operations	23	4,987.25	15,657.80
Other income	24	90.42	65.38
		<u>5,077.67</u>	<u>15,723.18</u>
Expenses			
Cost of revenue	25		
Cost incurred during the year		464.88	3,228.61
Decrease in real estate properties		4,954.17	12,544.30
Employee benefits expense	26	41.71	126.14
Finance costs	27	17.08	1,133.43
Depreciation	5	22.12	26.48
Other expenses	28	208.62	2,900.62
		<u>5,708.58</u>	<u>19,959.58</u>
Loss before tax		(630.91)	(4,236.40)
Tax expense			
Current tax (including earlier years) (refer note 38)	29	-	966.16
Deferred tax (credit)/charge		(0.35)	(23.09)
Total of tax expense		(0.35)	943.07
Loss after tax		(630.56)	(5,179.47)
Other comprehensive income			
Items that will not be reclassified to profit and loss			
Re-measurement loss on defined benefit plans		(0.17)	(1.19)
Income tax effect		0.04	0.30
Other comprehensive income		(0.13)	(0.89)
Total comprehensive income for the year		(630.69)	(5,180.36)
Earnings per share			
Basic (₹)	30	(128.80)	(1,057.99)
Diluted (₹)		(128.80)	(1,057.99)

Summary of significant accounting policies 4

The accompanying notes are 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

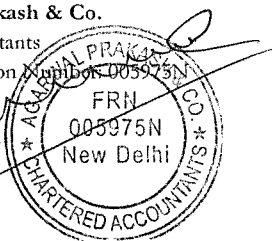
Firm's Registration Number: 005975N

FRN
005975N
New Delhi

Prakash Agarwal

Partner

Membership No :084964



Place: Gurugram

Date: 20 April 2021

For and on behalf of the board of directors

Harvinder

Director

[DIN: 08309309]

Place: Gurugram

Rajiv

Director

[DIN: 02835523]

Place: Gurugram

Shakti Bedi

Chief Financial Officer

Place: Gurugram

Ravi Kumar

Company Secretary

Place: Gurugram

Selene Constructions Limited
Cash flow statement for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
A Cash flow from operating activities:		
Loss before tax	(630.91)	(4,236.40)
<i>Adjustments for:</i>		
Depreciation	22.12	26.48
Interest expense	4.17	1,122.43
Interest income	(87.87)	(65.04)
Property, plant and equipment written off	0.01	4.71
Provision for employee benefits	0.65	2.98
Share based payment expense	(0.49)	(0.12)
Operating loss before working capital changes	(692.32)	(3,144.96)
<i>Working capital changes and other adjustments:</i>		
Trade receivables	175.26	292.94
Current and non-current loans	-	(55.29)
Others current and non-current assets	78.61	1,050.57
Other current and non-current financial assets	-	0.22
Inventories	4,954.16	12,544.30
Trade payables	(503.49)	1,354.86
Other financial liabilities	(36.09)	42.09
Other current liabilities and provisions	(1,532.16)	(9,503.77)
Cash flow from operating activities	2,443.97	2,580.96
Income taxes paid (net)	(85.98)	(1,816.66)
Net cash flow from operating activities	2,357.99	764.30
B Cash flow from investing activities:		
Proceeds from sale of property, plant and equipment	(0.01)	8.01
Inter-corporate loans given to related parties	(0.81)	(1.64)
Investment in bank deposits	(786.55)	(91.09)
Interest received	80.02	52.50
Net cash used in investing activities	(707.35)	(32.22)
C. Cash flow from financing activities:		
Proceeds from inter-corporate borrowings	4,333.00	4,913.15
Repayment of inter-corporate borrowings	(5,942.55)	(5,795.84)
Interest paid	(4.15)	(1.03)
Net cash used in from financing activities	(1,613.70)	(883.72)
D Net Increase/(decrease) in cash and cash equivalents (A+B+C)	36.94	(151.64)
E Cash and cash equivalents at the beginning of the year	46.01	197.65
F Cash and cash equivalents at the end of the year (D+E) (refer note 12)	82.95	46.01

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

For Agarwal Prakash & Co

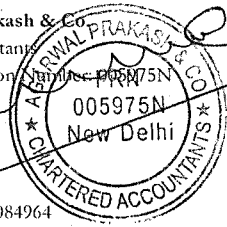
Chartered Accountants

Firm's Registration Number: 005975N

Prakash Agarwal

Partner

Membership No: 084964



Place: Gurugram

Date: 20 April 2021

For and on behalf of board of directors

Harvinder

Director

[DIN: 08309309]

Place: Gurugram

Rajiv Malhan

Director

[DIN: 02835523]

Place: Gurugram

Shakti Bedi

Chief Financial Officer

Place: Gurugram

Rajiv Malhan

Company Secretary

Place: Gurugram

Scelene Constructions Limited
Statement of changes in equity for the year ended 31 March 2021

A Equity share capital* (₹ in lakhs)

Particulars	Balance as at 31 March 2021	Balance as at 31 March 2020
Equity share capital	9.80	9.80

B Instruments entirely equity in nature** (₹ in lakhs)

Particulars	Balance as at 31 March 2021	Balance as at 31 March 2020
Compulsory convertible preference shares	3,915.19	3,915.19
Optionally convertible debentures	8,000.00	8,000.00
Total	11,915.19	11,915.19

C Other equity^ (₹ in lakhs)

Description	Other components of equity	Reserves and surplus		Total
		Share options outstanding account	Retained earnings	
Balance as at 01 April 2019	8.92	18.46	(11,597.50)	(11,570.12)
Loss for the year	-	-	(5,179.47)	(5,179.47)
Other comprehensive income	-	-	-	-
Re-measurement gain on defined benefit plans (net of tax)	-	-	(0.89)	(0.89)
Transfer to other component of equity on exercise of stock options	14.40	(14.40)	-	-
Share based payment expense	-	(0.12)	-	(0.12)
Balance as at 31 March 2020	23.32	3.94	(16,777.86)	(16,750.60)
Loss for the year	-	-	(630.56)	(630.56)
Other comprehensive income	-	-	-	-
Re-measurement loss on defined benefit plans (net of tax)	-	-	(0.13)	(0.13)
Transfer to other component of equity on exercise of stock options	-	-	-	-
Share based payment expense	-	(0.49)	-	(0.49)
Balance as at 31 March 2021	23.32	3.45	(17,408.55)	(17,381.78)

*Refer note 15A for details

**Refer note 15B for details

^Refer note 16 for details

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

For Agarwal Prakash & Co.

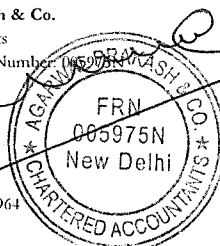
Chartered Accountants

Firm's Registration Number: 05975N

Prakash Agarwal

Partner

Membership No :084964



Place: Gurugram

Date: 20 April 2021

For and on behalf of the board of directors

Harvinder

Harvinder

Director

[DIN: 08309309]

Place: Gurugram

Kajiv Malhan

Kajiv Malhan

Director

[DIN: 02835523]

Place: Gurugram

Shakti Bedi

Shakti Bedi

Chief Financial Officer

Place: Gurugram

Company Secretary

Company Secretary

Place: Gurugram

Selene Constructions Limited

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

1. Nature of principal activities

Selene Constructions Limited ("the Company") was incorporated on 20 July 2006. The Company is engaged in development of real estate properties and all other related 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 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 20 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 01 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 measured at fair value.

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

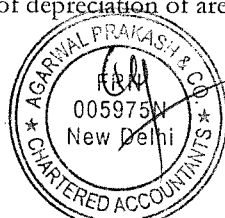
Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in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

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 year
Plant and machinery	12 years
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.



Selene Constructions Limited

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

De-recognition

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

4.3 Financial instruments

Financial assets

Recognition and initial measurement

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

Subsequent measurement

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.

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

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

Subsequent measurement – Amortised cost

Subsequent to initial recognition, 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. The difference in the respective carrying amounts is recognised in the statement of profit and loss.



Selene Constructions Limited

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

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.

4.4 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.

4.5 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 recognised are accordingly reversed in the statement of profit and loss.

4.6 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.

4.7 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.



Selene Constructions Limited

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

4.8 Revenue recognition

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

Revenue from sale of properties

Revenue from sale of properties is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

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

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

Interest income

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

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

4.9 Borrowing costs

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

4.10 Foreign currency

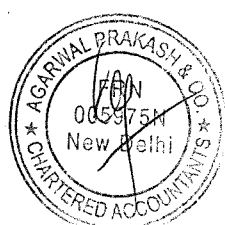
Functional and presentation currency

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.



Selene Constructions Limited

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

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

4.11 Income taxes

Tax expense recognised in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognised 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 at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

4.12 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 project 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

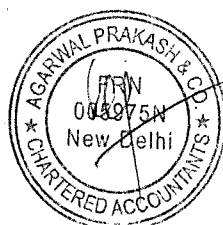
The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined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



Selene Constructions Limited

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

4.13 Share based payments

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

4.14 Provisions, contingent liabilities and contingent assets

Provisions are recognised 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 recognised nor disclosed. However, when realization of income is virtually certain, related asset is recognised.

4.15 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.

4.16 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.



Selene Constructions Limited

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

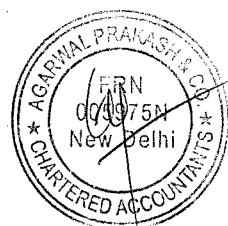
Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Significant estimates

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

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



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Selene Constructions Limited

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

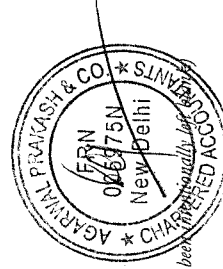
5 Property, plant and equipment	(Amount in ₹ lakhs)					
	Building-temporary structures	Plant and machinery	Office equipment	Computers	Furniture and fixtures	Total
Gross block						
As at 01 April 2019	8.93	258.26	8.27	7.79	7.84	291.09
Additions	-	-	-	-	-	-
Disposals/adjustments during the year	-	47.93	0.74	0.33	-	49.00
Balance as at 31 March 2020	8.93	210.33	7.53	7.46	7.84	242.09
Additions	-	-	-	-	-	-
Disposals/adjustments during the year	6.93	0.03	0.37	-	-	7.33
Balance as at 31 March 2021	2.00	210.30	7.16	7.46	7.84	234.76
Accumulated depreciation						
As at 01 April 2019	8.93	171.63	6.42	7.09	4.91	198.98
Charge for the year	-	24.27	0.82	0.59	0.80	26.48
Adjustments for disposals	-	35.22	0.73	0.33	-	36.28
Balance as at 31 March 2020	8.93	160.68	6.51	7.35	5.71	189.18
Charge for the year	-	20.78	0.58	0.11	0.65	22.12
Adjustments for disposals	6.93	0.03	0.37	-	-	7.33
Balance as at 31 March 2021	2.00	181.43	6.72	7.46	6.36	203.97
Net block as at 31 March 2020	-	49.65	1.02	0.11	2.13	52.91
Net block as at 31 March 2021	-	28.87	0.44	-	1.48	30.79

(a) Property, plant and equipment pledged as security

Property, plant and equipment have not been pledged as security for borrowings.

(b) Capitalised borrowing cost

No borrowing cost has been capitalised on property, plant and equipment.



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	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 6		
A Loans - non current[#] (Unsecured - considered good) Security deposits	7.50	7.50
	<u>7.50</u>	<u>7.50</u>
B Loans - current[#] (Unsecured - considered good) Inter-corporate loans to related parties (refer note 34) Security deposits - others	2,524.42 55.73	2,523.61 55.73
	<u>2,580.15</u>	<u>2,579.34</u>
[#] The Company does not have any loans which are either credit impaired or where there is significant increase in credit risk.		
Note - 7		
Other financial assets - non-current Bank deposits with maturity of more than 12 months ¹	287.22	-
	<u>287.22</u>	<u>-</u>

¹ Bank deposits (exclusive on interest accrued) with banks of ₹ 287.02 (31 March 2020: Nil) are pledged against bank guarantee given to Dakshin Haryana Bijali Vitran Nigam.

Note - 8		
Deferred tax assets (net)		
A Deferred tax asset arising on account of: Provision of employee benefits	1.87	4.90
B Deferred tax liabilities arising on account of: Property, plant and equipment - depreciation	(0.88)	2.53
	<u>2.75</u>	<u>2.37</u>
Deferred tax assets (net)	2.75	2.37
Deferred tax liabilities (net)	-	-

(i) The unabsorbed business losses amounting to ₹ 15,659.72 lakhs (31 March 2020: ₹ 16,045.67) on which no deferred tax 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 incurrence of losses.

(ii) Caption wise movement in deferred tax (assets)/liabilities as follows:

Particulars	31 March 2020	Recognised in other comprehensive income	Recognised in statement of profit and loss	31 March 2021
Assets				
Employee benefits	(4.90)	(0.04)	6.81	1.87
Liabilities				
Property, plant and equipment - depreciation	2.53	-	(1.65)	0.88
Total	(2.37)	(0.04)	5.16	2.75

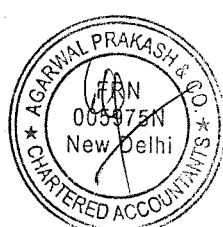
Particulars	01 April 2019	Recognised in other comprehensive income	Recognised in statement of profit and loss	31 March 2020
Assets				
Employee benefits	(15.33)	(0.30)	10.73	(4.90)
Liabilities				
Property, plant and equipment - depreciation	36.35	-	(33.82)	2.53
Total	21.02	(0.30)	(23.09)	(2.37)

Note - 9

Non-current tax assets (net)

Advance income tax, including tax deducted at source

150.70	229.54
<u>150.70</u>	<u>229.54</u>



Selene Constructions Limited

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

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 10		
Inventories		
A Real estate properties under development (at cost)		
Cost of properties under development	79,683.60	79,238.85
Less: Transferred to developed properties	<u>(79,683.60)</u>	<u>(79,238.85)</u>
	-	-
B Real estate properties - developed (at cost)		
Cost of developed properties	79,683.60	79,238.85
Less: Cost of revenue recognized till date	<u>(67,277.59)</u>	<u>(61,858.55)</u>
	<u>12,406.01</u>	<u>17,380.30</u>
C Construction materials in stock (at cost)		
	20.13	-
	<u>12,426.14</u>	<u>17,380.30</u>

Note - 11

Trade receivables*
(Unsecured, considered good)
Trade receivables

207.01	382.27
<u>207.01</u>	<u>382.27</u>

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

Note - 12

Cash and cash equivalents
Cash on hand
Balances with banks - in current account

-	0.30
82.95	45.71
<u>82.95</u>	<u>46.01</u>

Note - 13

Other bank balances
Bank deposits - with maturity of more than three months and upto twelve months*

1,479.43	972.24
<u>1,479.43</u>	<u>972.24</u>

*Bank deposits (exclusive on interest accrued) with banks of ₹ 1026.73 lakhs (31 March 2020: ₹ 517.92 lakhs) are pledged against bank guarantees given to Governor of Haryana, Dakshin Haryana Bijli Vitran Nigam (DHBVN), Gurgaon and Haryana State Pollution Control Board (HSPCB), Panchkula.

Note - 14

Other current assets
Advance to employees
Mobilization advances
Advance to suppliers/service providers
Prepaid expenses

0.40	0.40
7.62	10.78
37.35	131.27
21.26	2.79
<u>66.63</u>	<u>145.24</u>

Note - 15

	31 March 2021	31 March 2021	31 March 2020	31 March 2020
A Equity share capital				
i Authorised	Number	(₹ in lakhs)	Number	(₹ in lakhs)
Equity share capital of face value of ₹ 10 each	1,000,000	100.00	1,000,000	100.00
		<u>100.00</u>		<u>100.00</u>
ii Issued, subscribed and fully paid up				
Equity share capital of face value of ₹ 10 each	98,039	9.80	98,039	9.80
		<u>9.80</u>		<u>9.80</u>
iii Reconciliation of number of equity shares outstanding at the beginning and at the end of the year				
Equity shares				
Balance at the beginning of the year	98,039	9.80	98,039	9.80
Balance at the end of the year	<u>98,039</u>	<u>9.80</u>	<u>98,039</u>	<u>9.80</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, except that holders of preference shares participate only to the extent of the face value of the shares.

v 98,039 (previous year: 98,039) equity shares of the Company is held by holding company namely Indiabulls Real Estate Limited and its nominees.

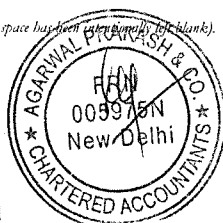
vi Details of shareholder holding more than 5% share capital

Name of the shareholder	Number of shares	Number of shares
Indiabulls Real Estate Limited (equity shares)*	98,039	98,039

* including nominee shares

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

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B Instruments entirely equity in nature

(1) Compulsory convertible preference shares ('CCPS')

i Authorised

Compulsory convertible preference shares of face value of ₹ 1,000 each

	31 March 2021	31 March 2021	31 March 2020	31 March 2020
	Number	(₹ in lakhs)	Number	(₹ in lakhs)
	400,000	4,000.00	400,000	4,000.00
	<u>400,000</u>	<u>4,000.00</u>	<u>400,000</u>	<u>4,000.00</u>

ii Issued, subscribed and fully paid up

0.0001% Compulsory convertible preference shares of face value of ₹ 1,000 each fully paid up

	391,519	3,915.19	391,519	3,915.19
		<u>3,915.19</u>		<u>3,915.19</u>

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

Compulsory convertible preference shares

Balance at the beginning of the year

	391,519	3,915.19	391,519	3,915.19
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Balance at the end of the year

	<u>391,519</u>	<u>3,915.19</u>	<u>391,519</u>	<u>3,915.19</u>
--	----------------	-----------------	----------------	-----------------

iv Rights, preferences and restrictions attached to preference shares

0.0001% Compulsory convertible preference shares of face value of ₹ 1,000 each fully paid up. These CCPS are held by holding company namely Indiabulls Real Estate Limited and its nominees. These CCPS are convertible into number of equity shares determined by dividing aggregate principal amount of preference share capital by a conversion price of ₹ 1,000.

The holders of preference shares are entitled to receive dividends at the rate of 0.0001%, but do not carry right to vote. 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 CCPS are held by the Holding Company namely Indiabulls Real Estate Limited and its nominees.

vi Details of shareholder holding more than 5%

Name of the preference shareholder

Indiabulls Real Estate Limited

	31 March 2021	31 March 2020
	Number of shares	Number of shares
	391,519	391,519

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

(2) Optionally convertible debentures ('OCD')

i Issued and fully paid up

0.0001% Optionally convertible debentures of face value of ₹ 1,000 each fully paid up

	31 March 2021	31 March 2021	31 March 2020	31 March 2020
	Number	(₹ in lakhs)	Number	(₹ in lakhs)
	800,000	8,000.00	800,000	8,000.00
	<u>800,000</u>	<u>8,000.00</u>	<u>800,000</u>	<u>8,000.00</u>

ii Reconciliation of number of optionally convertible debentures outstanding at the beginning and at the end of the year

Optionally convertible debentures

Balance at the beginning of the year

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Transferred to equity on account of modification of terms during the year (refer note iii below)

	800,000	8,000.00	800,000	8,000.00
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Balance at the end of the year

	<u>800,000</u>	<u>8,000.00</u>	<u>800,000</u>	<u>8,000.00</u>
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iii Rights, preferences and restrictions attached to optionally convertible debentures

During the year ended 31 March 2014, the Company had issued 800,000 optionally convertible debentures (OCDs) of face value of ₹ 1,000 each, bearing interest rate of 0.0001% per annum. These debentures were convertible into equity shares, at any time over the maturity period of 20 years. If holder does not exercise its right of conversion, the debentures will be redeemed at the end of the period of 20 years. These optionally convertible debentures were redeemable at the option of the holder, at any time over the maturity period of 20 years.

As per the revised terms, agreed with the debenture holders and approved by the board of director in their meeting dated 7 February 2020, OCDs are convertible or redeemable at the option of issuer, on or before the expiry of the term. OCDs are convertible in the ratio of one equity share for each debenture. OCDs are held by the Holding Company namely Indiabulls Real Estate Limited and its nominees. Accordingly, these OCDs have been classified as instruments entirely equity in nature during the current year.

iv OCDs are held by the Holding Company namely Indiabulls Real Estate Limited and its nominees.

Note - 16

Other equity

Other components of equity

Reserves and surplus

Share options outstanding account

Retained earnings

	31 March 2021	31 March 2020
	(₹ in lakhs)	(₹ in lakhs)
	23.32	23.32
	3.45	3.94
	<u>(17,408.55)</u>	<u>(16,777.86)</u>
	<u>(17,381.78)</u>	<u>(16,750.60)</u>

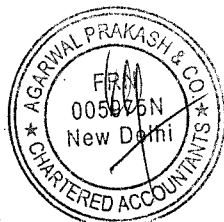
(i) Nature and purpose of other reserves

Other components of equity

Other components of equity is used to transfer the amount from deferred employee compensation reserve on the exercise of options issued to employees under Holding Company's employee stock option plan.

Share options outstanding account

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



Selene Constructions Limited

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

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 17		
A Provisions - non-current		
Provision for employee benefits:		
Gratuity (refer note 36)	6.14	16.44
Compensated absences (refer note 36)	1.11	2.62
	<u>7.25</u>	<u>19.06</u>
B Provisions - current		
Provision for employee benefits:		
Gratuity (refer note 36)	0.15	0.34
Compensated absences (refer note 36)	0.03	0.06
Provision for claims and compensation*	1,235.65	1,208.23
	<u>1,235.83</u>	<u>1,208.63</u>
* Movement during the financial year:		
As at beginning of the year	1,208.23	-
Additions during the year	27.42	1,208.23
Paid/adjustment during the year	-	-
As at end of reporting period	<u>1,235.65</u>	<u>1,208.23</u>

Note - 18

Borrowings - current

Unsecured loans

Loans from related parties*

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
	12,575.26	14,184.81
	<u>12,575.26</u>	<u>14,184.81</u>

* Loan from fellow subsidiary company i.e. Indiabulls Constructions Limited which is repayable on demand and are interest free and two other loan from fellow subsidiary companies i.e. Ceres Estate Limited and Kenneth Builders & Developers Limited which is repayable on demand and with an interest of 9% per annum.

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 19		
Trade payables - current		
A Total outstanding dues of micro enterprises and small enterprises†	195.26	200.50
	<u>195.26</u>	<u>200.50</u>

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

Particulars	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
i) the principal amount remaining unpaid to any supplier as at the end of each accounting year;	195.26	200.50
ii) Interest due thereon	Nil	Nil
iii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iv) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
v) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
vi) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
B Total outstanding dues of creditors other than micro enterprises and small enterprises	1,606.29	2,104.54
	<u>1,606.29</u>	<u>2,104.54</u>

Note - 20

Other financial liabilities - current

Expenses payable

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
	133.79	169.82
	<u>133.79</u>	<u>169.82</u>

Note - 21

Other current liabilities

Payable to statutory and government authorities

Advance from customers

Other liabilities

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
	78.62	72.74
	5,556.49	7,115.27
	1,389.27	1,383.16
	<u>7,024.38</u>	<u>8,571.17</u>

Note - 22

Current tax liabilities (net)

Provision for income tax

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
	-	164.80
	<u>-</u>	<u>164.80</u>



Selene Constructions Limited

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

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 23		
Revenue from operations		
Operating revenue		
Revenue from real estate properties	4,895.43	15,620.57
Other operating revenue		
Service receipts	91.82	37.23
	<u>4,987.25</u>	<u>15,657.80</u>
Note - 24		
Other income		
Interest income	87.87	65.04
Miscellaneous income	2.55	0.34
	<u>90.42</u>	<u>65.38</u>
Note - 25		
Cost of revenue		
Cost incurred during the year	464.88	3,228.61
Decrease in inventory of real estate properties		
Opening stock	17,380.30	29,924.60
Closing stock	<u>(12,426.13)</u>	<u>(17,380.30)</u>
	<u>5,419.05</u>	<u>15,772.91</u>
Note - 26		
Employee benefits expense		
Salaries and wages	42.01	121.98
Contribution to provident fund (refer note 36)	0.17	3.39
Staff welfare expenses	0.02	0.89
Share based payment expense (refer note 40)	<u>(0.49)</u>	<u>(0.12)</u>
	<u>41.71</u>	<u>126.14</u>
Note - 27		
Finance costs		
Interest on income tax (refer note 38)	0.02	1,121.40
Interest on others	4.15	1.03
Other borrowing costs	<u>12.91</u>	<u>11.00</u>
	<u>17.08</u>	<u>1,133.43</u>
Note - 28		
Other expenses		
Advertisement expenses	0.80	2.59
Auditor's remuneration		
Audit fees*	0.59	12.39
Communication expenses	0.30	1.05
Donations**	-	1,000.00
Legal and professional charges	25.70	128.80
Rates and taxes	3.71	73.04
Repairs and maintenance	1.71	76.67
Brokerage and marketing expenses	70.35	217.90
Travelling and conveyance expenses	9.30	25.86
Claims and compensations	95.20	1,353.02
Property, plant and equipment written off	0.01	4.71
Miscellaneous expenses	<u>0.95</u>	<u>4.59</u>
	<u>208.62</u>	<u>2,900.62</u>

*Inclusive of applicable taxes in current year and exclusive of applicable taxes in previous year

**During the year, the Company has contributed Nil (31 March 2020: ₹ 1000.00 lakhs) as political contribution through an Electoral Trust.



Note - 29	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Income tax		
Tax expense comprises of:		
Current tax (including earlier years) (refer note 38)	-	966.16
Deferred tax expense	(0.35)	(23.09)
Tax expense reported in the statement of profit or loss	(0.35)	943.07

The major components of the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (31 March 2020: 25.168%) and the reported tax expense in statement of profit and loss are as follows

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

Accounting loss before tax from continuing operations	(630.91)	(4,236.40)
Accounting loss before income tax	(630.91)	(4,236.40)

At statutory income tax rate of 25.168% (31 March 2020: 25.168%)	(158.79)	(1,066.22)
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Tax effect of amounts which are not deductible (taxable) in calculating taxable income:

Tax impact of expenses which will never be allowed	-	408.08
Tax impact on account of change in tax rate	-	(5.88)
Tax impact of unrecognised deferred tax on unabsorbed losses	158.44	654.21
Tax paid in respect of earlier year (refer note 38)	-	966.16
Others	-	(13.29)
Income tax expense	(0.35)	943.07

Note - 30

Earnings per share (EPS)

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 including the number of equity shares that are issuable on the conversion of a mandatorily convertible instrument. Diluted earnings per share is computed using the weighted average number of potential equity 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:

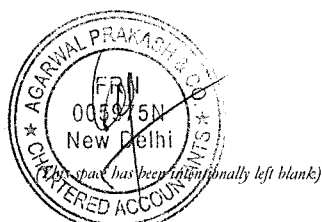
Loss attributable to equity holders (₹ in lakhs)	(630.56)	(5,179.47)
Add: Interest on compulsorily convertible preference shares	0.01	0.01
Loss for basic and diluted earnings per share	(630.55)	(5,179.46)

Weighted average number of equity shares during the year	98,039	98,039
Add: Compulsorily convertible preference shares	391,519	391,519
Weighted average number of equity shares for basic and diluted earning per share	489,558	489,558

Earning per share:

Basic (₹)	(128.80)	(1,057.99)
Diluted (₹)*	(128.80)	(1,057.99)

*As the Company has loss in the both years, impact of potential equity shares (optionally convertible debentures) is anti dilutive in nature.



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Note - 31

Financial risk management

i) Financial instruments by category

(Amount in ₹ lakhs)

Particulars	31 March 2021	31 March 2020
	Amortised cost	Amortised cost
Financial assets		
Trade receivables	207.01	382.27
Cash and cash equivalents	82.95	46.01
Other bank balances	1,479.43	972.24
Loans	2,587.65	2,586.84
Other financial assets	287.22	-
Total financial assets	4,644.26	3,987.36
Financial liabilities		
Borrowings	12,575.26	14,184.81
Trade payables	1,801.55	2,305.04
Other financial liabilities	133.79	169.82
Total financial liabilities	14,510.60	16,659.67

ii) Financial instruments measured at amortised cost

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

iii) Risk management

The Company's activities expose it to the liquidity risk, credit risk and market 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, other bank balances, trade receivables, loans 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.

Asset group	Basis of categorisation	Provision for expected credit loss
Low credit risk	Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets	12 month expected credit loss/Life time expected credit losses

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, other advance not recoverable 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 –

(Amount in ₹ lakhs)

Credit rating	Particulars	31 March 2021	31 March 2020
Low credit risk	Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets	4,644.26	3,987.36

ii) Concentration of financial assets

The Company's principal business activities are development of real estate properties and all other related activities. The Company's outstanding receivables are for real estate properties. Loans and other financial assets majorly represents inter-company loans and other advances.

b) Credit risk exposure

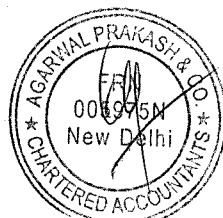
Provision for expected credit losses

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

As at 31 March 2021

(Amount in ₹ lakhs)

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Trade receivables	207.01	-	207.01
Cash and cash equivalents	82.95	-	82.95
Other bank balances	1,479.43	-	1,479.43
Loans	2,587.65	-	2,587.65
Other financial assets	287.22	-	287.22



As at 31 March 2020

Particulars	(Amount in ₹ lakhs)		
	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Trade receivables	382.27	-	382.27
Cash and cash equivalents	46.01	-	46.01
Other bank balances	972.24	-	972.24
Loans	2,586.84	-	2,586.84

Expected credit loss for trade receivables under simplified approach

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables does not have any expected credit loss as transfer of legal title of properties is made once the Company receives the entire consideration and hence, these have been considered as low credit risk assets. Further, during the periods presented, the Company has made no write-offs of trade receivables.

(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.

(Amount in ₹ lakhs)					
31 March 2021	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	12,575.26	-	-	-	12,575.26
Trade payable	1,801.55	-	-	-	1,801.55
Other financial liabilities	133.79	-	-	-	133.79
Total	14,510.60	-	-	-	14,510.60

(Amount in ₹ lakhs)					
31 March 2020	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	14,184.81	-	-	-	14,184.81
Trade payable	2,305.04	-	-	-	2,305.04
Other financial liabilities	169.82	-	-	-	169.82
Total	16,659.67	-	-	-	16,659.67

(C) Market risk

The Company does not have any price, interest rate (nil variable rate borrowings) and foreign currency risks.



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Note - 32

Revenue related disclosures

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
Revenue from contracts with customers		
(i) Revenue from operations - Revenue from sale of properties	4,895.43	15,620.57
(ii) Other operating income (income from service receipts)	91.82	37.23
Total revenue covered under Ind AS 115	4,987.25	15,657.80

B Contract balances

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

Particulars	(₹ in lakhs)	
	As at 31 March 2021	As at 31 March 2020
Contract liabilities		
Advance from customers	5,556.49	7,115.27
Total contract liabilities	5,556.49	7,115.27
Receivables		
Trade receivables	207.01	382.27
Total receivables	207.01	382.27

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

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

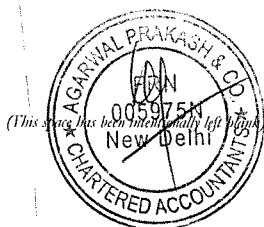
Particulars	(₹ in lakhs)	
	As at 31 March 2021	As at 31 March 2020
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance	7,115.27	18,055.95
Addition during the year	3,129.64	4,297.62
Adjustment on account of revenue recognised during the year	(4,688.42)	(15,238.30)
Closing balance	5,556.49	7,115.27

D The aggregate amount of transaction price allocated to the performance obligations (yet to complete) as at 31 March 2021 is ₹ 5,556.49 lakhs (31 March 2020 : ₹ 7,115.27 lakhs). This represents the advance received from customers (gross) against real estate properties. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognised as revenue in future years as per the policy of the Company.

E Reconciliation of revenue recognised with contract revenue:

Particulars	(₹ in lakhs)	
	Year ended 31 March 2021	Year ended 31 March 2020
Contract revenue	4,895.43	15,720.17
Adjustment for:		
Subvention cost*	-	(99.60)
Revenue recognised from real estate properties	4,895.43	15,620.57

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



Selene Constructions Limited

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

Note – 33

Capital management

The Company's objectives when managing capital are:

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

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company manages its capital requirements by reviewing its net debt position, where net debt is equal to current borrowings – cash and cash equivalents – other bank balances.

Note – 34

Related party transactions

Relationship

Name of the related parties

(i) Related parties exercising control

Holding Company

Indiabulls Real Estate Limited

(ii) Other related parties *

Fellow subsidiary companies

Vindhyachal Land Development Limited

Indiabulls Constructions Limited

Ceres Estate Limited

Kenneth Builders And Developers Limited

Key management personnel

Mr. Gaurav Jain (whole time director)

*With whom transactions have been entered during the year/previous year

(i) Statement of transactions with related parties

(₹ in lakhs)

Particulars	31 March 2021		31 March 2020	
	Holding Company	Fellow Subsidiary Company	Holding Company	Fellow Subsidiary Company
Inter corporate loans given / (received back), net				
Vindhyachal Land Development Limited	-	0.80	-	1.64
Inter corporate borrowings taken				
Indiabulls Constructions Limited	-	1,811.00	-	4,766.15
Ceres Estate Limited	-	582.00	-	147.00
Kenneth Builders And Developers Limited	-	1,940.00	-	-
Inter corporate borrowings repaid				
Fellow subsidiary companies				
Indiabulls Constructions Limited	-	5,793.55	-	5,795.84
Ceres Estate Limited	-	149.00	-	-
Interest expenses				
Ceres Estate Limited	-	3.19	-	1.03
Kenneth Builders And Developers Limited	-	0.96	-	-



Selene Constructions Limited

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

(ii) Statement of maximum amounts outstanding at any time during the year (₹ in lakhs)

Particulars	31 March 2021		31 March 2020	
	Holding Company	Fellow Subsidiary Company	Holding Company	Fellow Subsidiary Company
Inter corporate borrowings taken				
Kenneth Builders And Developers Limited	-	1,940.00	-	-
Indiabulls Constructions Limited	-	14,163.81	-	15,853.50
Ceres Estate Limited	-	580.00	-	147.00
Inter-corporate loans given				
Vindhyachal Land Development Limited	-	2,524.42	-	2,523.61
Optionally convertible debentures*				
Indiabulls Real Estate Limited	8000.00	-	8000.00	-

* Reclassified during the year to instrument entirely equity in nature due to change in terms.

(iii) Statement of balances outstanding: (₹ in lakhs)

Particulars	31 March 2021		31 March 2020	
	Holding Company	Fellow Subsidiary Company	Holding Company	Fellow Subsidiary Company
Inter corporate borrowings taken				
Indiabulls Constructions Limited	-	10,055.26	-	14,037.81
Ceres Estate Limited	-	580.00	-	147.00
Kenneth Builders And Developers Limited	-	1,940.00	-	-
Inter-corporate loans given				
Vindhyachal Land Development Limited	-	2,524.42	-	2,523.62

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

Note – 35

Contingent liabilities

i) Summary of contingent liabilities (₹ in lakhs)

Particulars	31 March 2021	31 March 2020
Contingent liabilities, not acknowledged as debt, include:		
Interest on Value Added Tax	6.03	6.03
Service tax matter/ DY / Asst. Comm. Mumbai, June-15 to Sept-15	1.34	-
Income tax matter for the assessment year 2014-15 to 2017-18 in respect of which appeal have been filed.	33.97	-

ii) The Company has certain litigations involving customers. However, based on legal analysis, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.



Selene Constructions Limited

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

Note – 36

Employee benefits

Defined contribution plan

The Company has made ₹ 0.17 lakhs (31 March 2020 - ₹ 3.39 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 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 earned leaves. The amount of provision of ₹ 0.03 lakhs (31 March 2020 - ₹ 0.06 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 17.66 years (31 March 2020: 15.91 years).

Actuarial (gain)/loss on obligation:

(₹ in lakhs)

	31 March 2021	31 March 2020
Actuarial loss on arising from change in financial assumptions	0.03	0.17
Actuarial gain on arising from change in experience adjustment	(1.99)	(1.52)

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

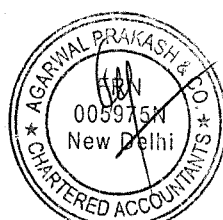
(₹ in lakhs)

	31 March 2021	31 March 2020
Current service cost	0.24	0.33
Interest cost	0.19	0.27
Actuarial gain on obligation	(1.97)	(1.36)
Expense recognized in the statement of profit and loss	(1.54)	(0.76)

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

(₹ in lakhs)

	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	2.68	3.43
Current service cost	0.24	0.34
Interest cost	0.19	0.26
Actuarial gain on obligation	(1.97)	(1.36)
Present value of defined benefit obligation at the end of the year	1.44	2.68



Selene Constructions Limited

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

Bifurcation of projected benefit obligation at the end of the year in current and non-current (₹ in lakhs)

		31 March 2021	31 March 2020
a)	Current liability (amount due within one year)	0.03	0.06
b)	Non - current liability (amount due over one year)	1.11	2.62
	Total projected benefit obligation at the end of the year	1.14	2.68

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)

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	0.03	April 2020 – March 2021	0.06
b)	April 2022 – March 2023	0.02	April 2021 – March 2022	0.05
c)	April 2023 – March 2024	0.02	April 2022 – March 2023	0.06
d)	April 2024 – March 2025	0.02	April 2023 – March 2024	1.55
e)	April 2025 – March 2026	0.02	April 2024 – March 2025	0.04
f)	April 2026 – March 2027	0.02	April 2025 – March 2026	0.03
g)	April 2027 onwards	1.01	April 2026 onwards	2.70

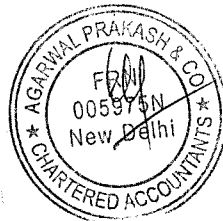
Sensitivity analysis for compensated absences liability (₹ in lakhs)

		31 March 2021	31 March 2020
Impact of the change in discount rate			
	Present value of obligation at the end of the year	1.14	2.68
a)	Impact due to increase of 0.50 %	(0.09)	(0.11)
b)	Impact due to decrease of 0.50 %	0.09	0.13
Impact of the change in salary increase			
	Present value of obligation at the end of the year	1.14	2.68
a)	Impact due to increase of 0.50 %	0.09	0.13
b)	Impact due to decrease of 0.50 %	(0.09)	(0.12)

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 17.66 years (31 March 2020: 15.91 years)



Selene Constructions Limited

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

Actuarial loss recognised in other comprehensive income

(₹ in lakhs)

	31 March 2021	31 March 2020
Actuarial gain on arising from change in demographic assumption	-	(0.01)
Actuarial loss on arising from change in financial assumptions	0.14	1.24
Actuarial gain on arising from change in experience adjustment	0.02	(0.03)

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

(₹ in lakhs)

	31 March 2021	31 March 2020
Current service cost	1.02	2.17
Interest cost	1.17	1.56
Expense recognized in the statement of profit and loss	2.19	3.73

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

(₹ in lakhs)

	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	16.78	20.25
Current service cost	1.02	2.17
Interest cost	1.17	1.56
Benefits paid	(12.86)	(8.39)
Total actuarial loss on obligation	0.17	1.19
Present value of defined benefit obligation at the end of the year	6.28	16.78

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

(₹ in lakhs)

		31 March 2021	31 March 2020
a)	Current liability (amount due within one year)	0.15	0.34
b)	Non - current liability (amount due over one year)	6.14	16.44
	Total projected benefit obligation at the end of the year	6.29	16.78

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)

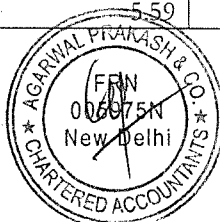
As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

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	0.15	April 2020 – March 2021	0.35
b)	April 2022 – March 2023	0.12	April 2021 – March 2022	0.36
c)	April 2023 – March 2024	0.12	April 2022 – March 2023	0.39
d)	April 2024 – March 2025	0.12	April 2023 – March 2024	7.36
e)	April 2025 – March 2025	0.10	April 2024 – March 2025	0.28
f)	April 2026 – March 2027	0.09	April 2025 – March 2026	0.25
g)	April 2027 onwards	5.59	April 2026 onwards	20.77



Selene Constructions Limited

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

Sensitivity analysis for gratuity liability

(₹ in lakhs)

		31 March 2021	31 March 2020
Impact of the change in discount rate			
	Present value of obligation at the end of the year	6.29	16.78
a)	Impact due to increase of 0.50 %	(0.45)	(0.87)
b)	Impact due to decrease of 0.50 %	0.49	0.96
Impact of the change in salary increase			
	Present value of obligation at the end of the year	6.29	16.78
a)	Impact due to increase of 0.50 %	0.49	0.97
b)	Impact due to decrease of 0.50 %	(0.45)	(0.89)

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

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

Note-37

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.

Note-38

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

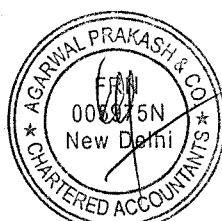
The changes in the Company's liabilities arising from financing activities can be classified as follows:

(₹ in lakhs)

Particulars	Current borrowings	Total
Net debt as at 31 March 2020	14,184.81	14,184.81
Proceeds from borrowings	4,333.00	4,333.00
Repayment of borrowings	(5,942.55)	(5,942.55)
Interest expense	4.15	4.15
Interest paid	(4.15)	(4.15)
Net debt as at 31 March 2021	12,575.26	12,575.26

(₹ in lakhs)

Particulars	Current borrowings	Total
Net debt as at 31 March 2019	23,067.50	23,067.50
Proceeds from borrowings	4,913.15	4,326.15
Repayment of borrowings	(5,795.84)	(5,795.84)
Reclassification of optional convertible debentures into instrument entirely equity in nature	(8,000.00)	(8,000.00)
Interest expense	1.03	1.03
Interest paid	(1.03)	(1.03)
Net debt as at 31 March 2020	14,184.81	14,184.81



Selene Constructions Limited

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

Note – 39

During the year, the Company has incurred loss after tax (including other comprehensive income) of ₹ 630.69 lakhs (31 March 2020: ₹ 5,180.36 lakhs) resulting in accumulated losses of ₹ 17,381.78 lakhs (31 March 2020: ₹ 16,750.60 lakhs) which led to erosion of net worth of the Company as at 31 March 2021. Further, the Company has net current liability position of ₹ 5,928.50 lakhs (31 March 2020: ₹ 5,098.87 lakhs). The management has sufficient inventory and believes that sufficient profits in future will be generated through sale of unsold inventory/new projects and has other plans to strengthen the financial position of the Company in the coming years. In view of the future business outlook and continued financial support provided by Indiabulls Real Estate Limited, the Holding Company, the management is of the opinion that it is appropriate to prepare financial statements on a going concern basis.

Note – 40

Share based payments

The employees of the Company have been granted option as per the existing schemes of Indiabulls Real Estate Limited ('Holding Company'). On exercise, the employees will be allotted shares of the Holding Company. The Company has accounted for charge related to its employees amounting to ₹ (0.49) lakhs (previous year: ₹ (0.12) lakhs) with a corresponding credit to equity.

Note – 41

Segment reporting

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. 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 sale of real estate properties and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

Note – 42

The Company does not have derivatives instruments where there are material foreseeable losses.

Note – 43

All loans and securities as disclosed in respective notes are provided for business purposes.

Note – 44

Ind AS 116 'Leases', mandatory for reporting periods beginning on or after 01 April 2019, replaces existing lease recognition requirements. There is no impact of this standard on these financial statements.

Note – 45

The Hon'ble Supreme Court India has passed a judgement dated 28 February 2019 and it was held that basic wages, for the purpose of provident fund, to include allowances which are common for all employees. However, there is uncertainty with respect to the applicability of the judgement and period from which the same applies. Currently, the Company has not considered any impact in these financial statements.



Selene Constructions Limited

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

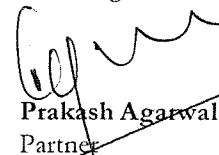
Note-46

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 upto the date of approval of these financial results.

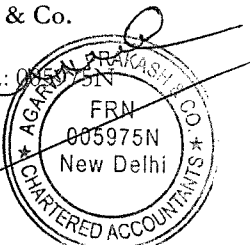
For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration No.: 085975N


Prakash Agarwal
Partner

Membership No: 084964



Place: Gurugram

Date: 20 April 2021

For and on behalf of board of directors

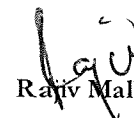


Harvinder

Director

[DIN: 08309309]

Place : Gurugram

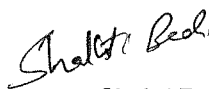


Rajiv Malhan

Director

[DIN: 02835523]

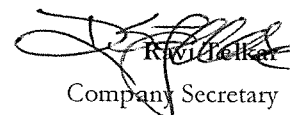
Place : Gurugram



Shakti Bedi

Chief Financial Officer

Place : Gurugram



Ravi Chelker

Company Secretary

Place : Gurugram